

Planning & Development Services Update

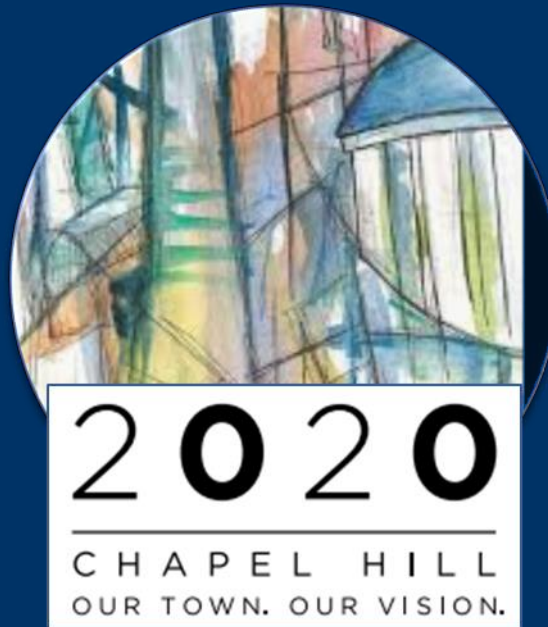


Ben Hitchings, FAICP, CZO
Director of Planning & Development Services
May 4, 2018

Music Edition!



Community Vision



Create a Place
For Everyone



Community
Prosperity &
Engagement



Facilitate Getting
Around



Nurture Our
Community



Good Places,
New Spaces

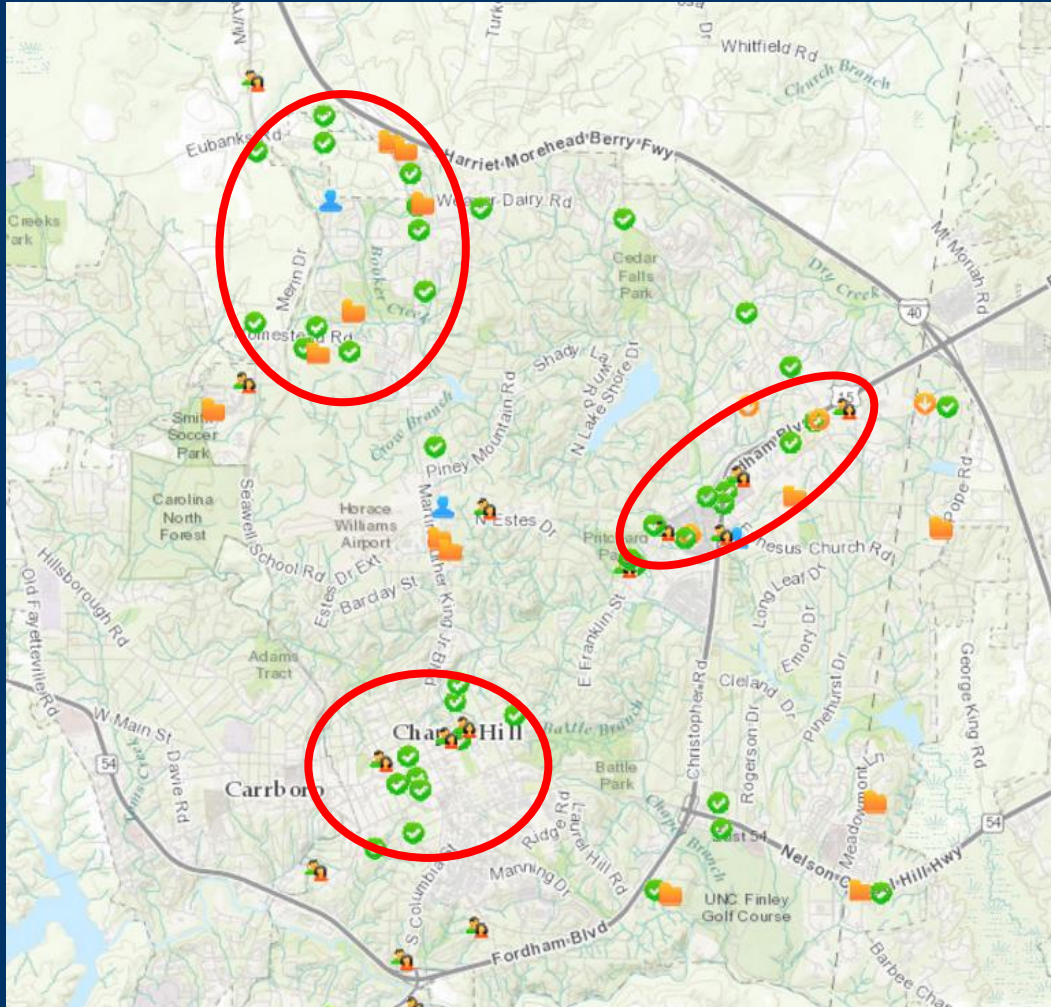


Town/Gown
Collaboration



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- Withdrawn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 (Vilcom) Self-Storage

Dunkin Donuts

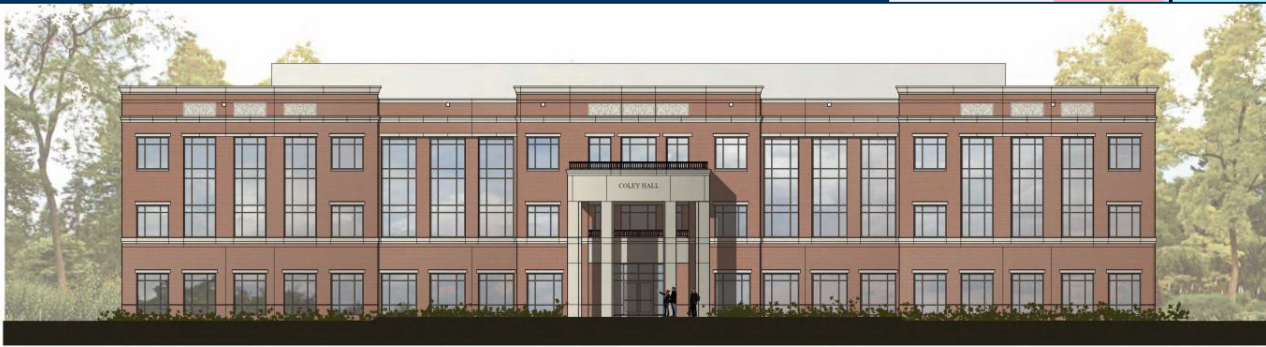
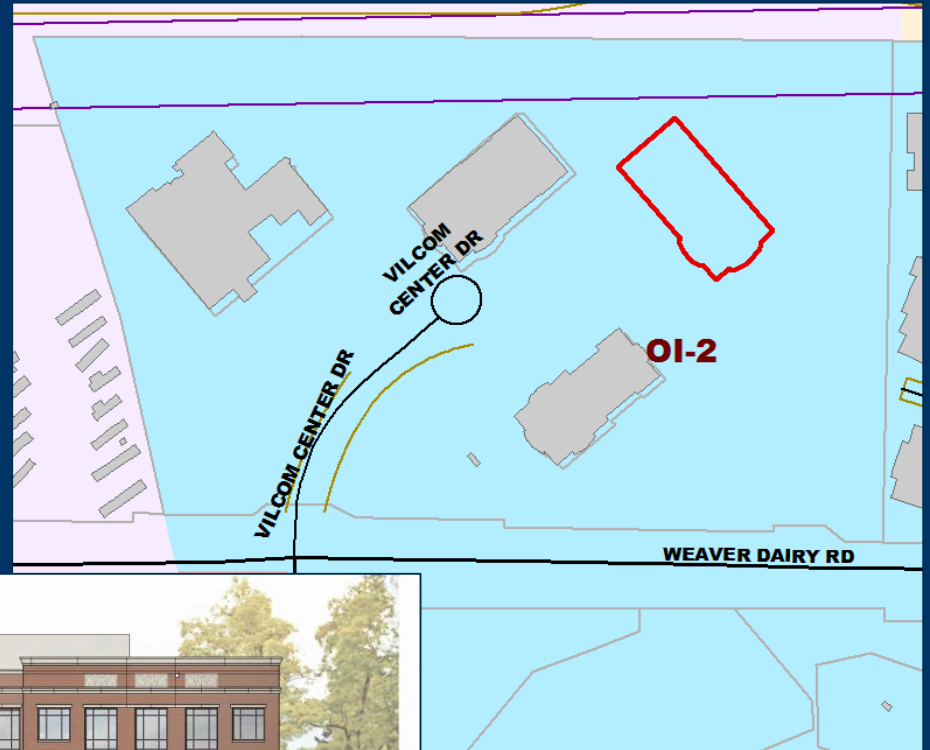
Erwin Road Apartments/Residence Inn

Hanover Chapel Hill

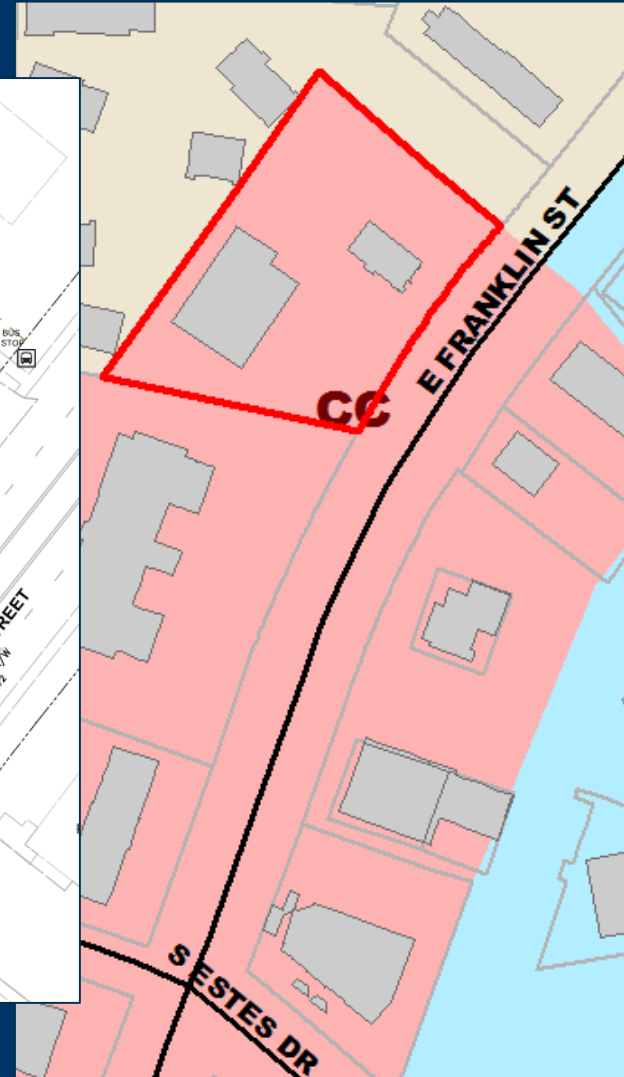
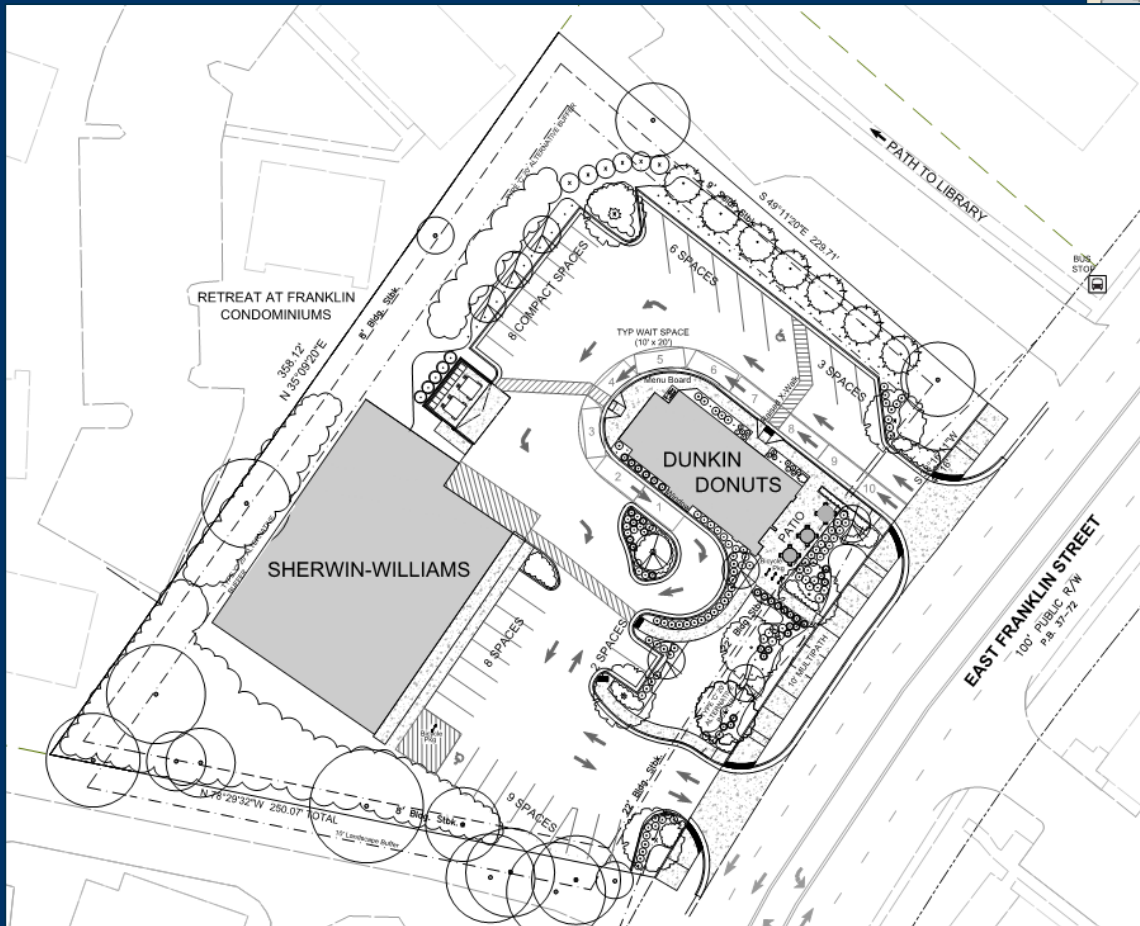
2200 Homestead Road



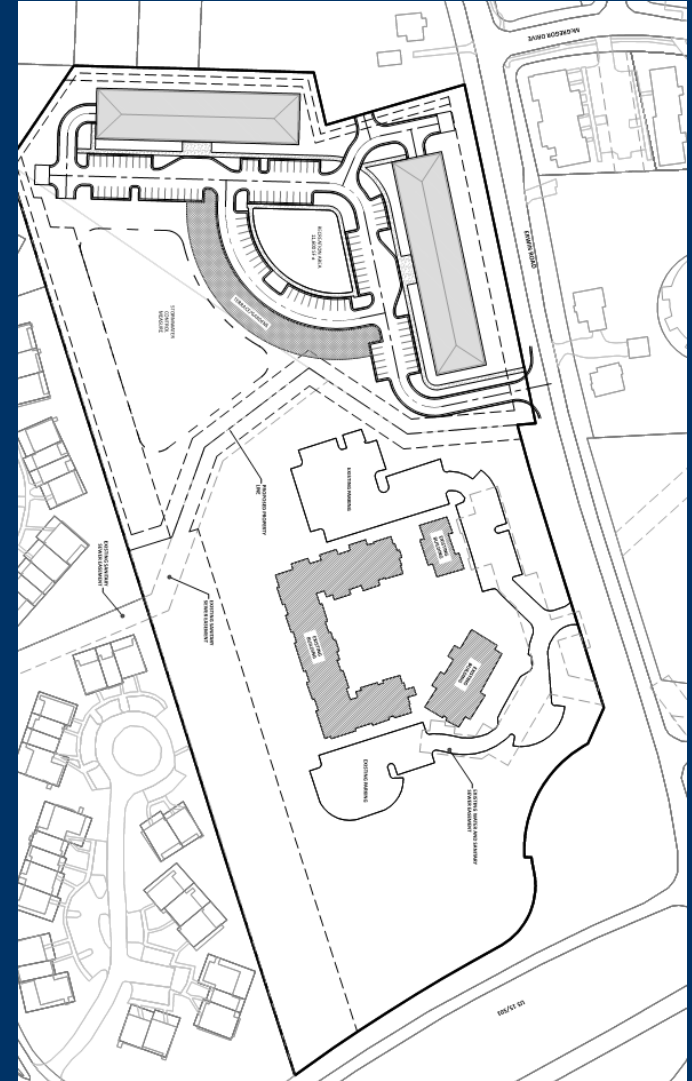
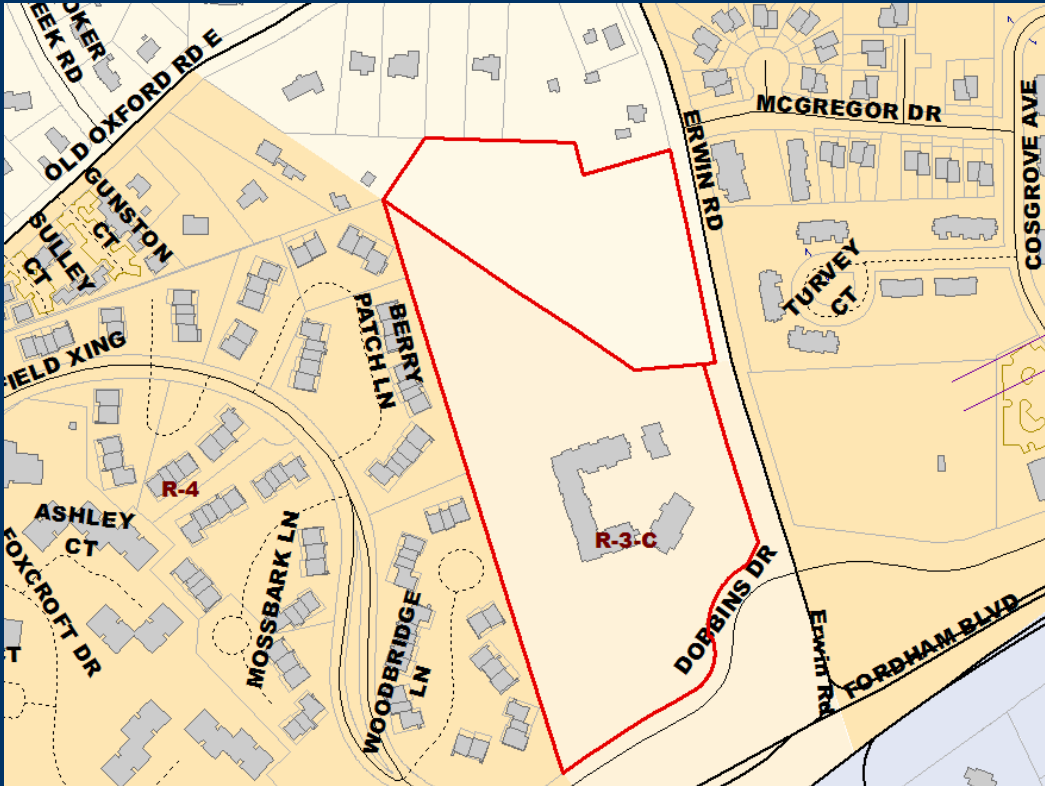
Coley Hall (Vilcom) Self-Storage



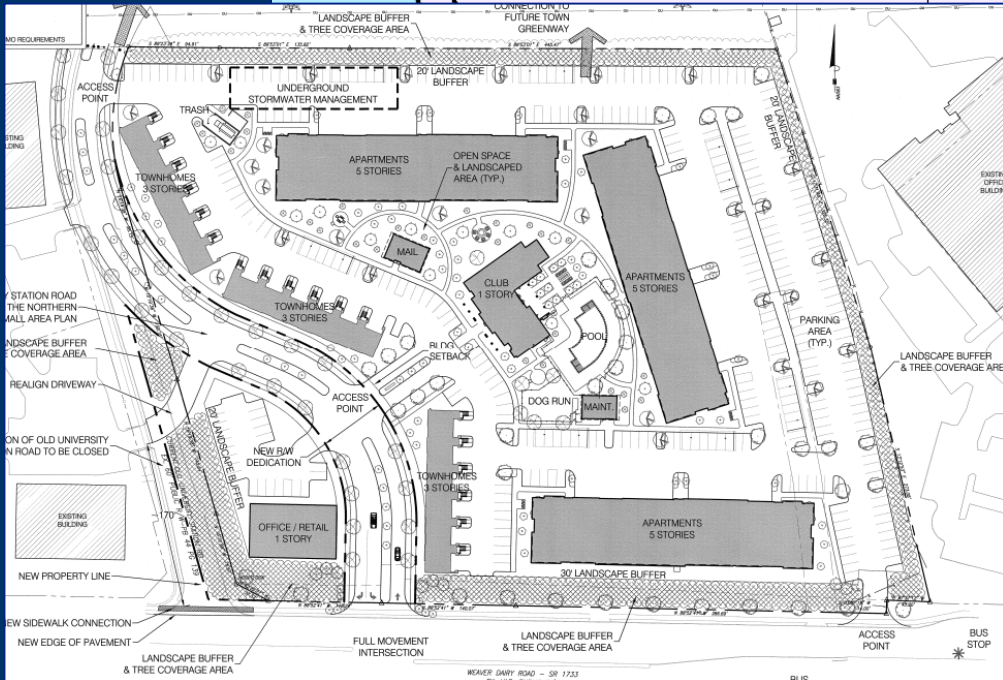
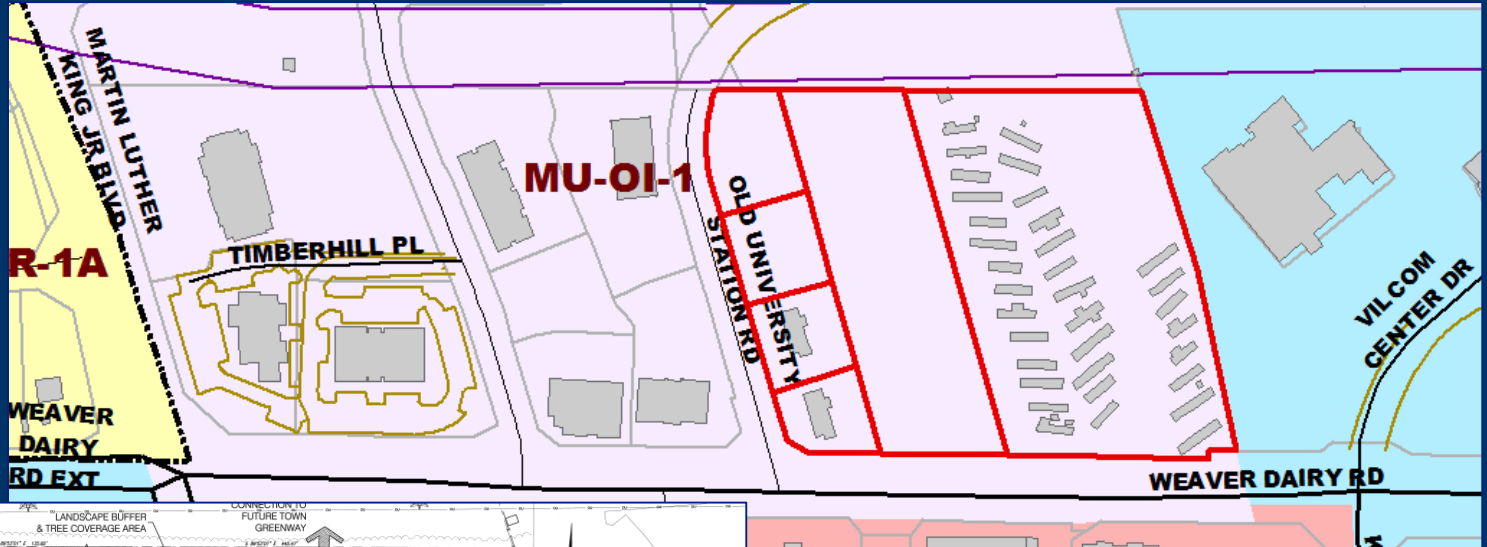
Dunkin Donuts Drive-Thru



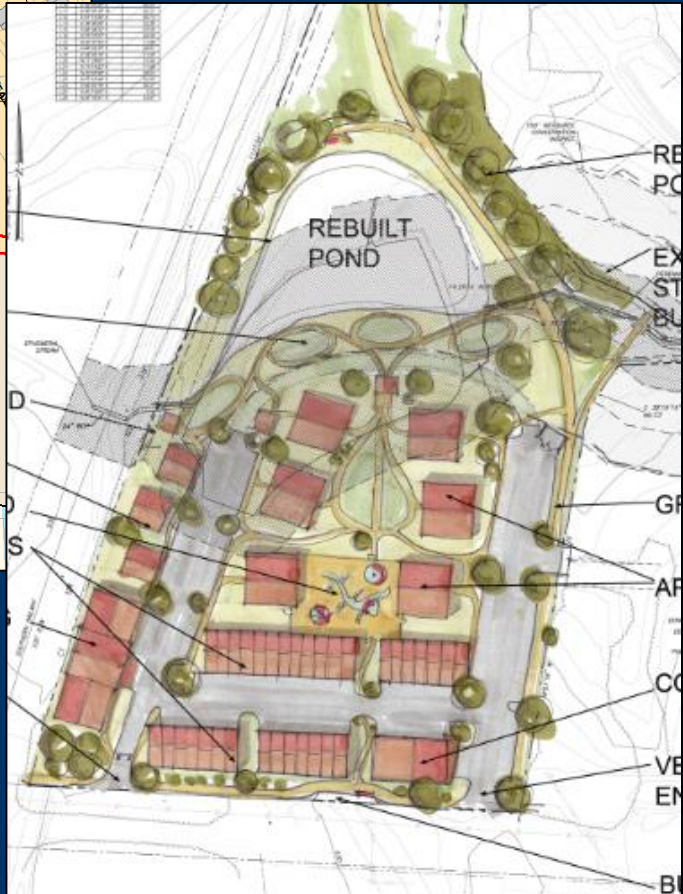
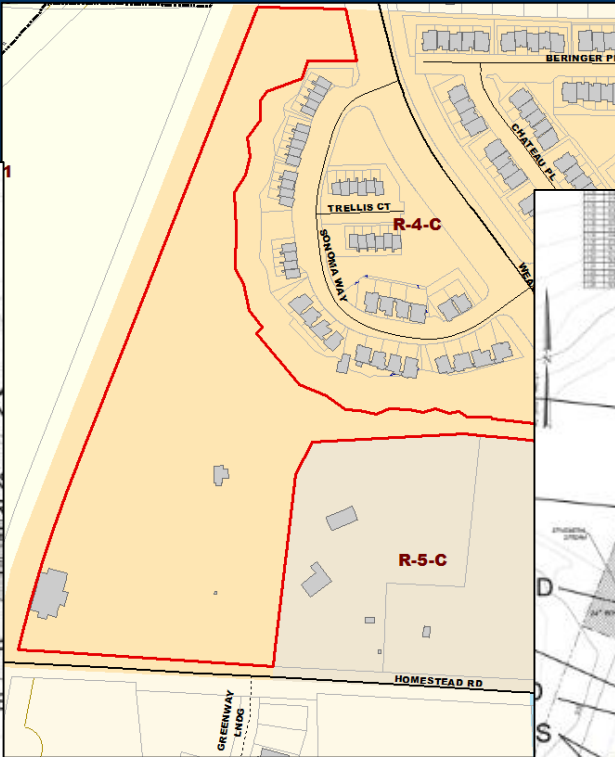
Erwin Road Apartments/ Residence Inn



Hanover Chapel Hill



2200 Homestead Residential Community



Special Use Permit Updates

11 Sixty 5 Weaver Dairy Road

Active Adult Retirement Residence (Homestead Rd)

Chapel Hill High School

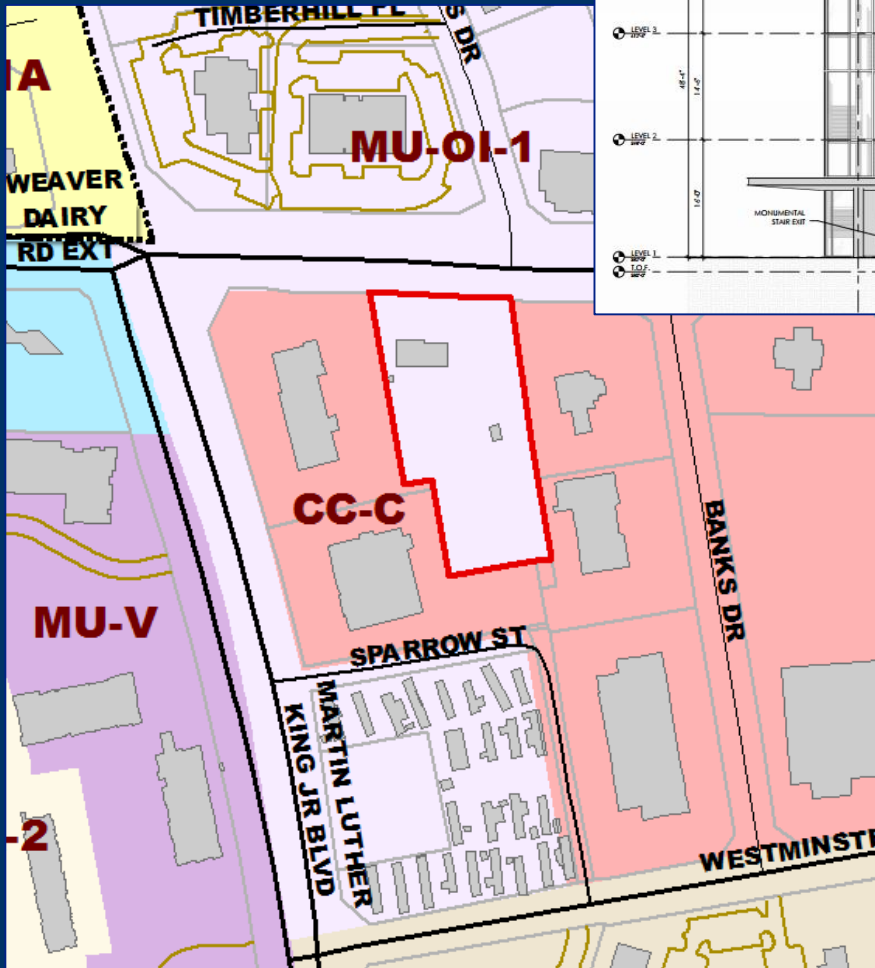
Chapel Hill Cooperative Preschool

Columbia St. Annex

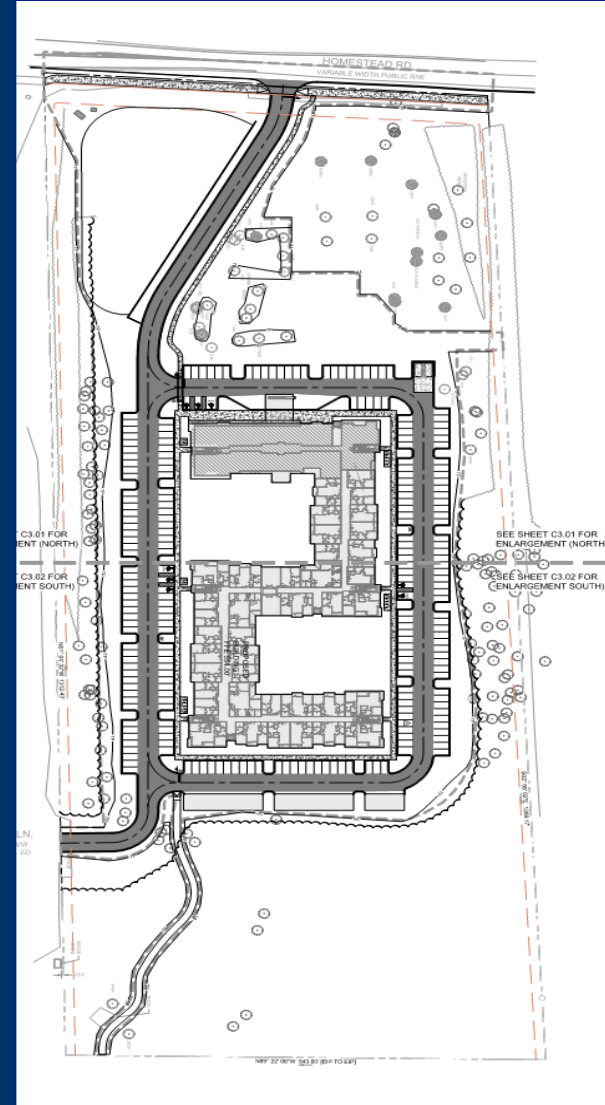
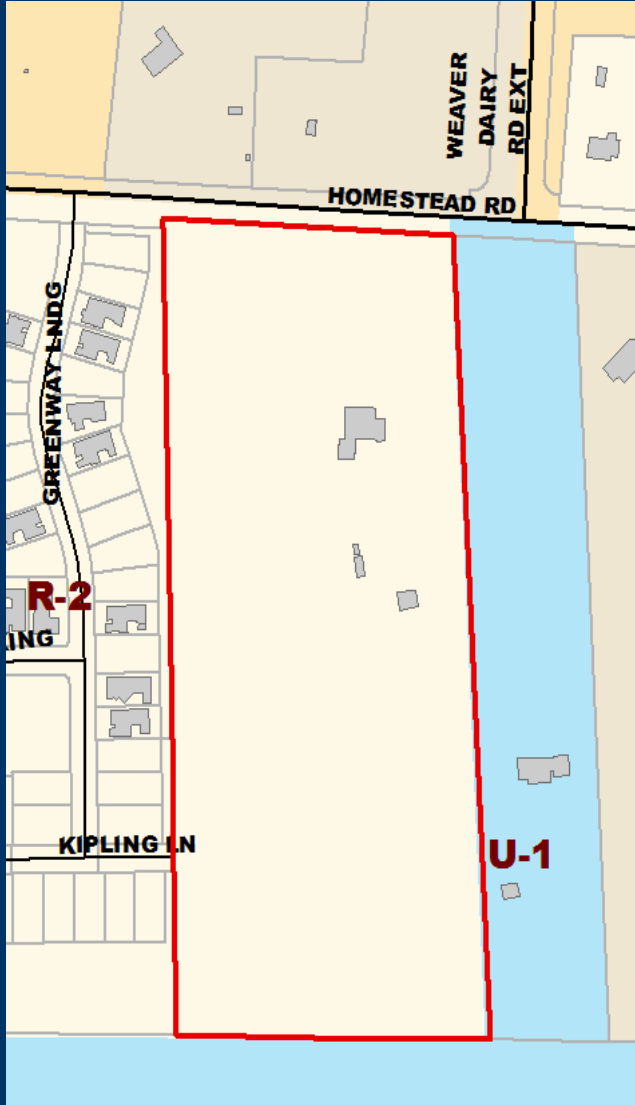
Eastowne UNC Health Care



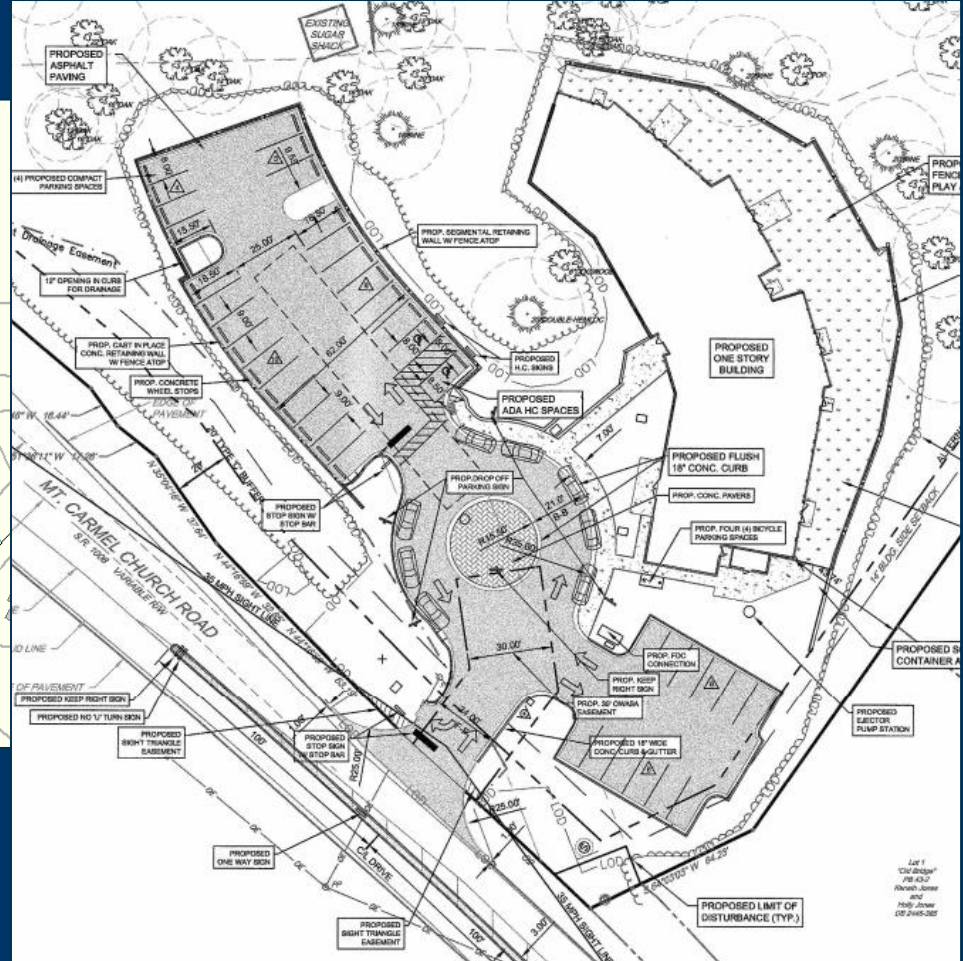
11Sixty5 Weaver Dairy Road



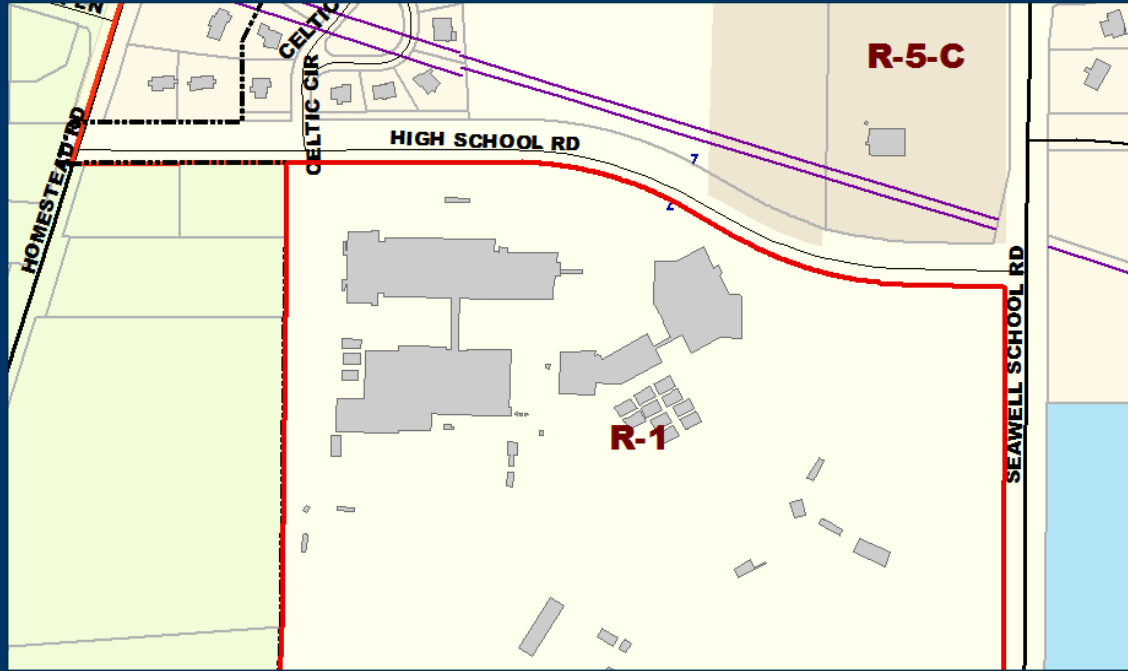
Active Adult Retirement Apartments



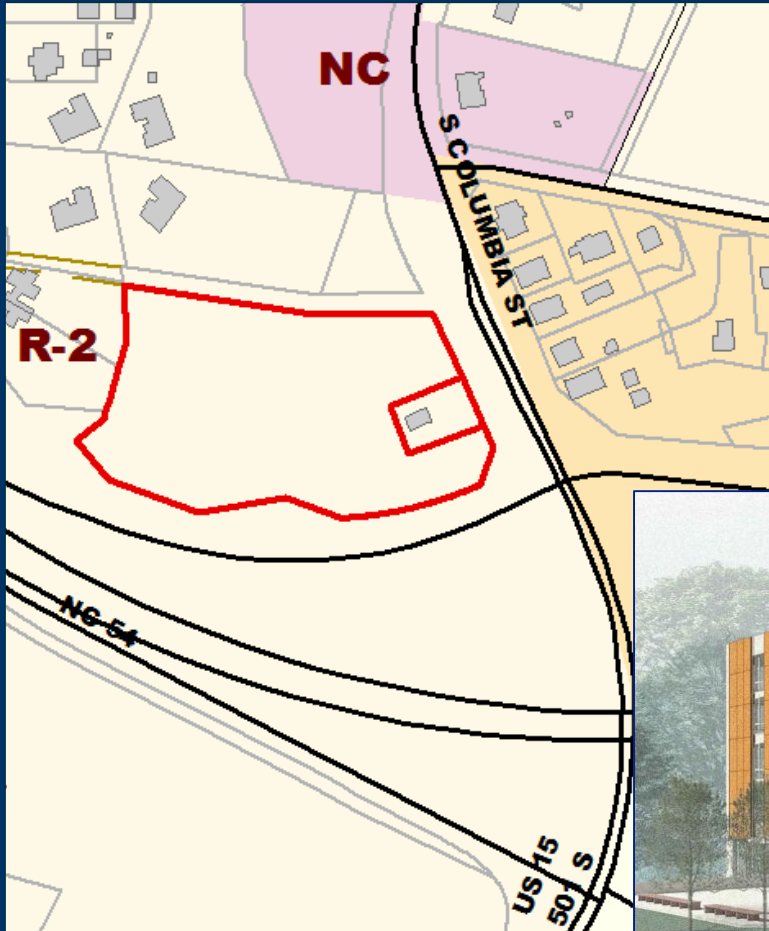
Chapel Hill Cooperative Preschool



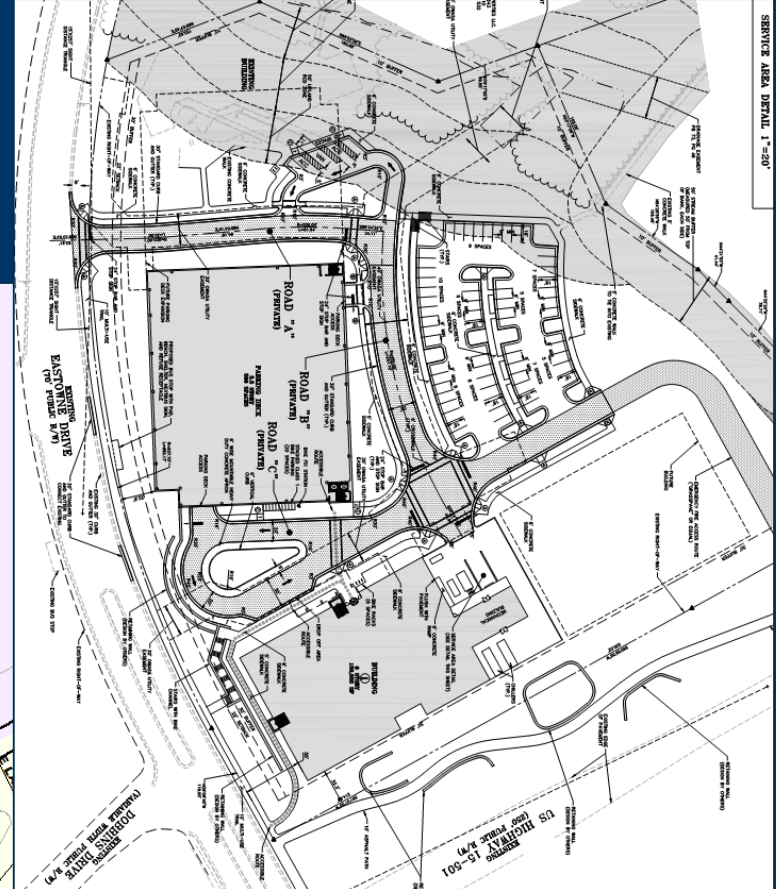
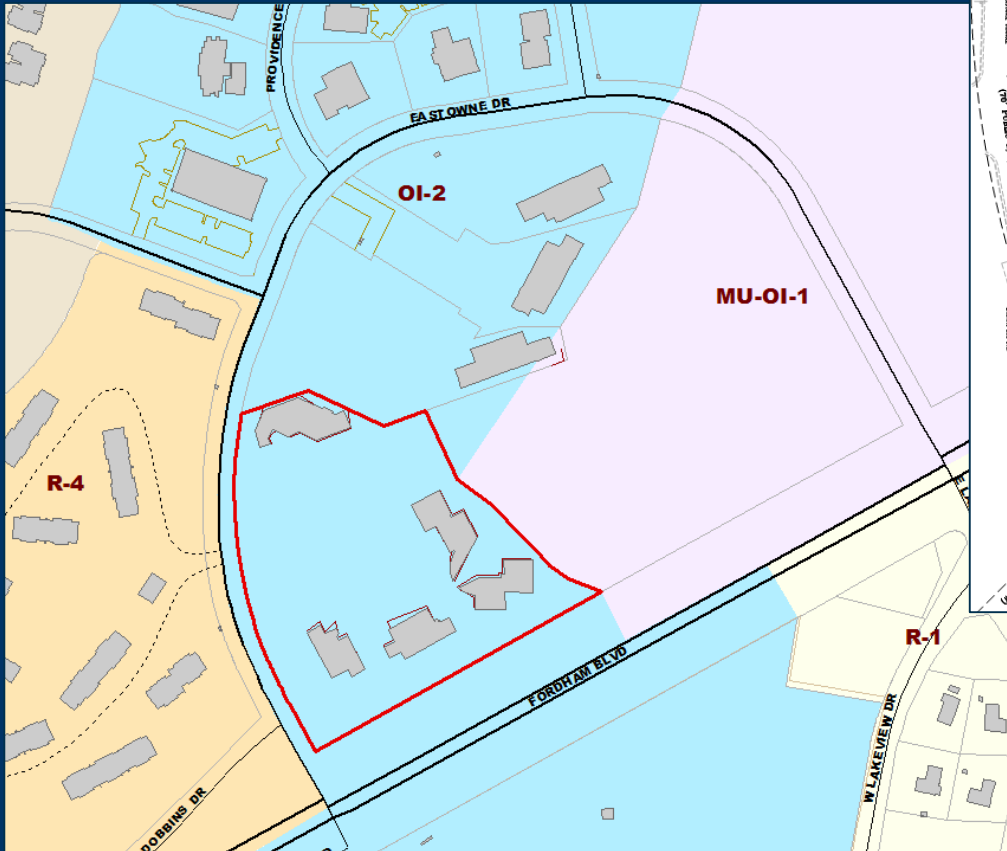
Chapel Hill High School



Columbia St Annex Mixed Use



Eastowne UNC Healthcare

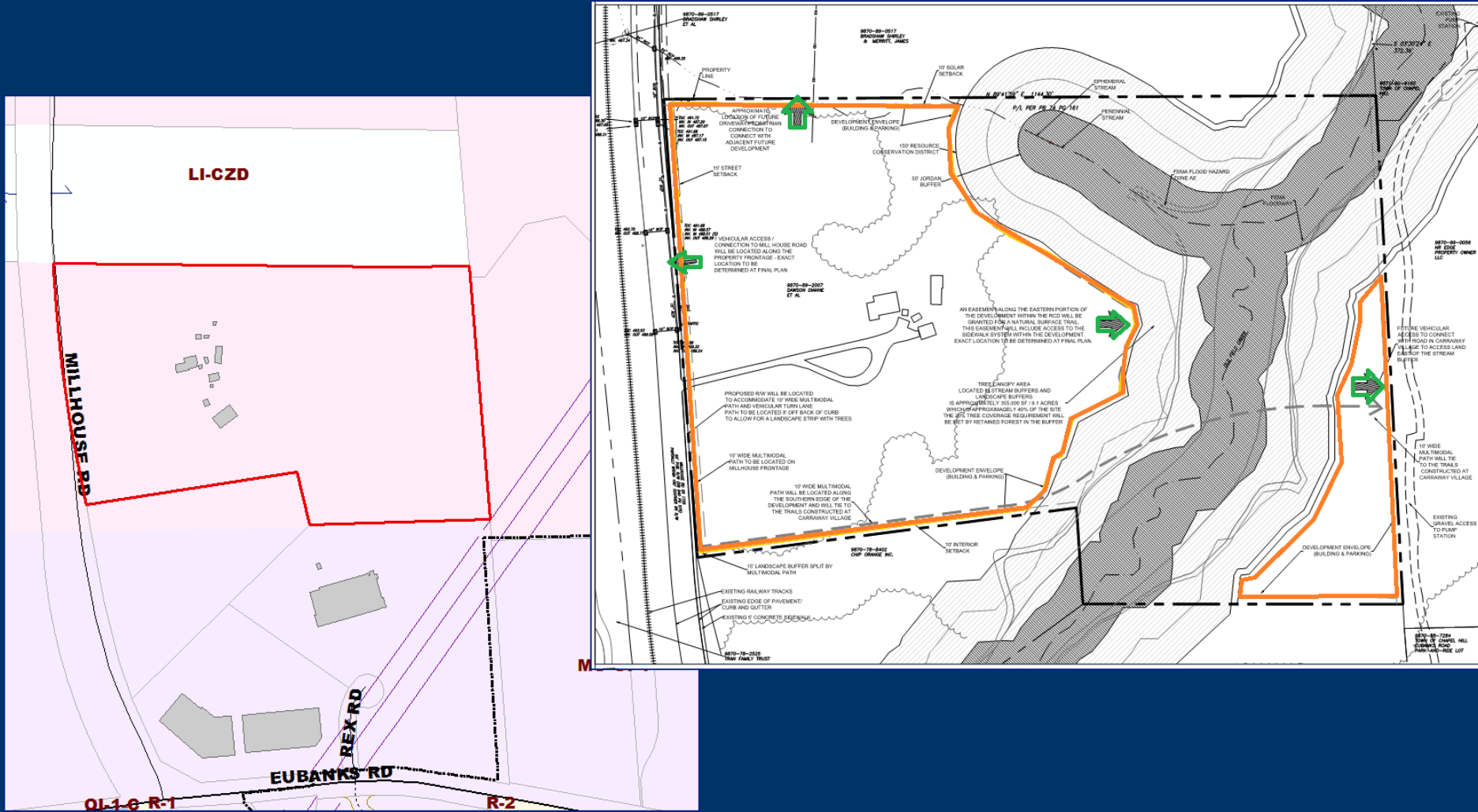


Light Industrial Conditional Zoning

- **Project Triumph**



Project Triumph

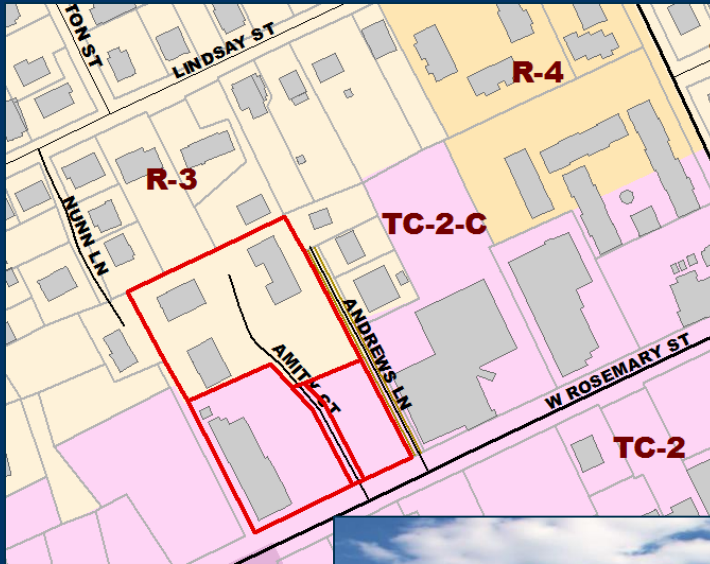


Development Agreements

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



Amity Station Mixed Use

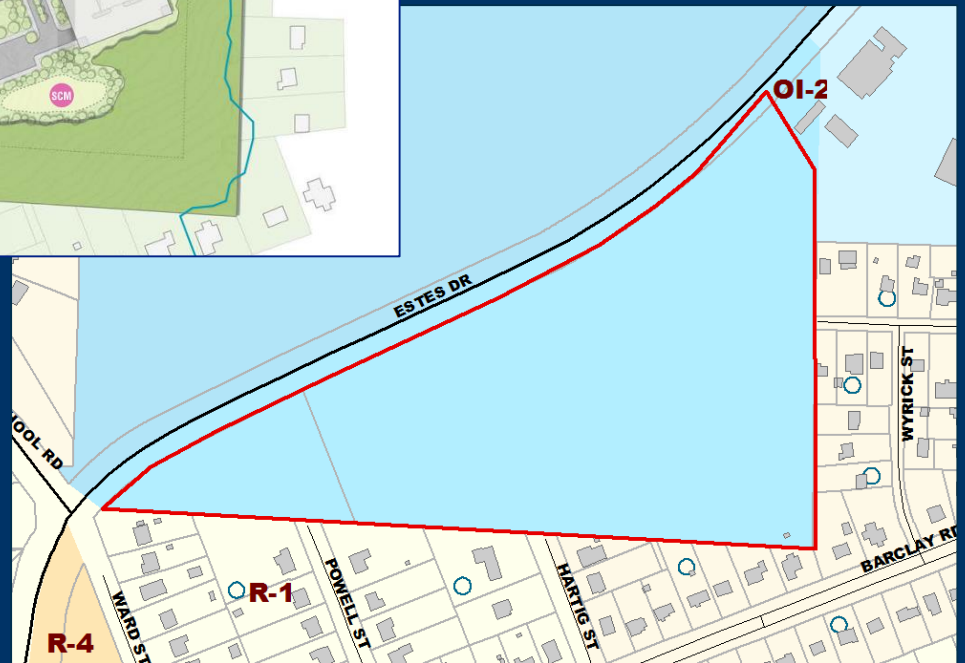


Municipal Services Center

SITE PLAN

FULL DEVELOPMENT BUILDOUT

- A** MUNICIPAL SERVICES BUILDING
72,000 SQ. FT. X 3.5 FLOORS
- B** TOWN EXPANSION BUILDING
28,000 SQ. FT. X 3.5 FLOORS
- C** UNIVERSITY BUILDING
100,000 SQ. FT. X 3.5 FLOORS
- SP** STRUCTURED PARKING
- S** SURFACE PARKING
- SCM** STORM WATER CONTROL MEASURE
BIORETENTION CELL
- INTERMITTENT STREAM CENTERLINE
- 50 FT. STREAM BUFFER

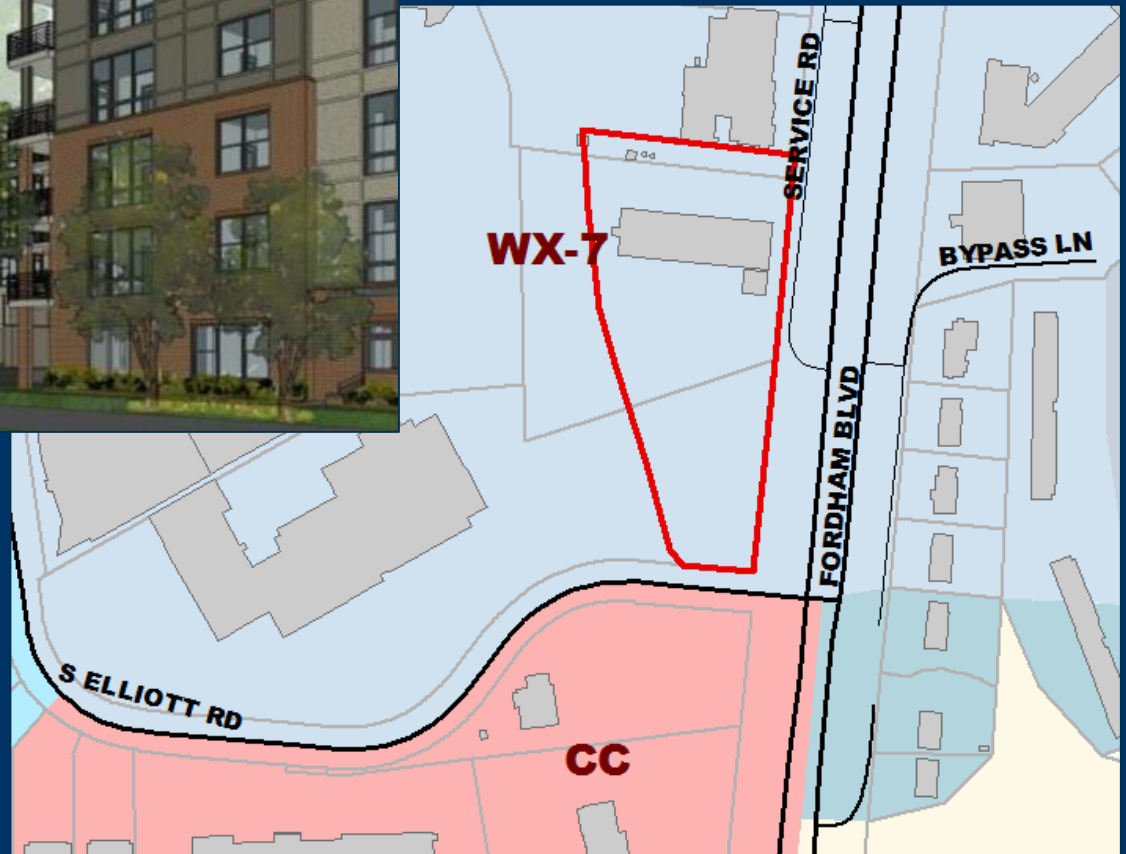


Blue Hill Projects

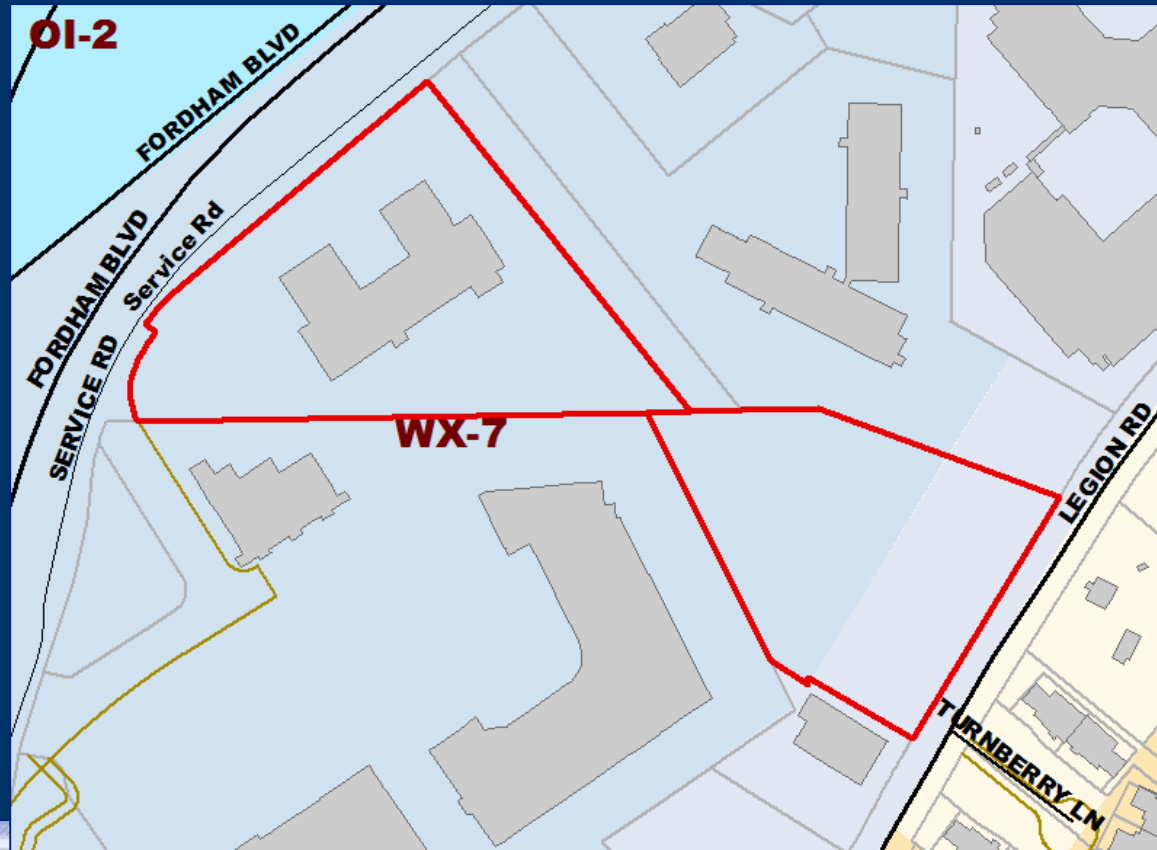
- **Fordham Boulevard Apartments**
- **Hillstone**
- **Tru Hotel/Quality Inn Redevelopment**
- **Village Plaza**



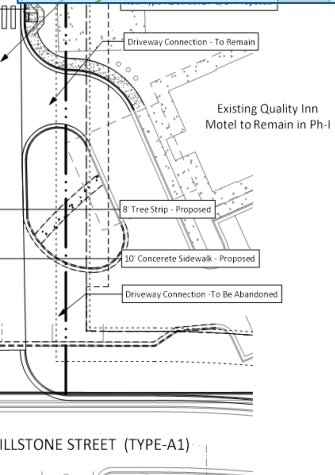
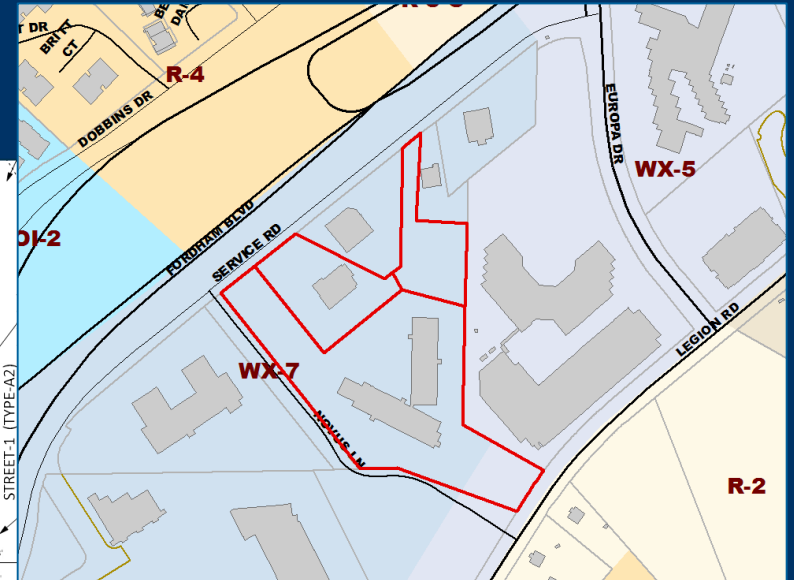
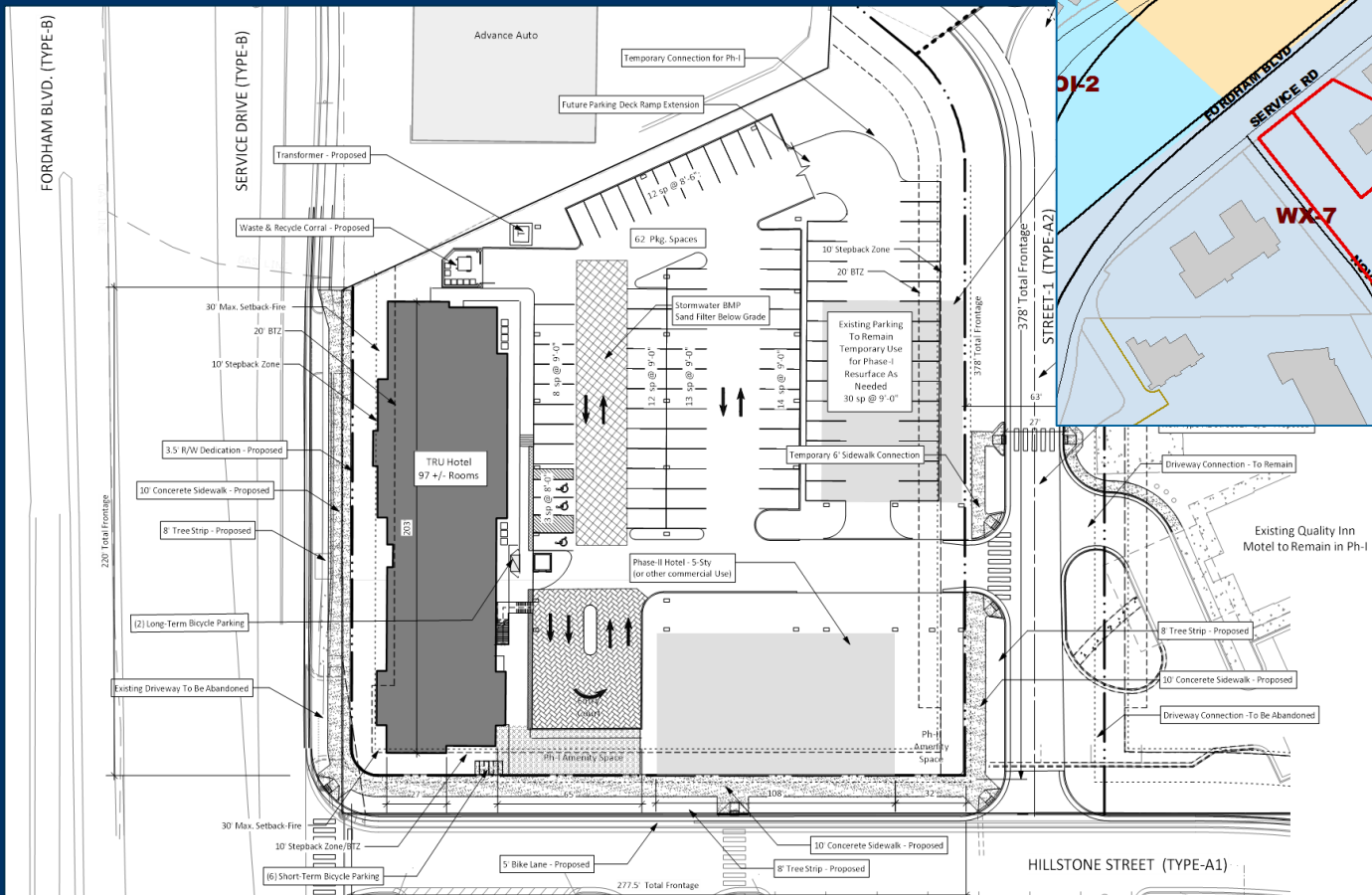
Fordham Boulevard Apartments



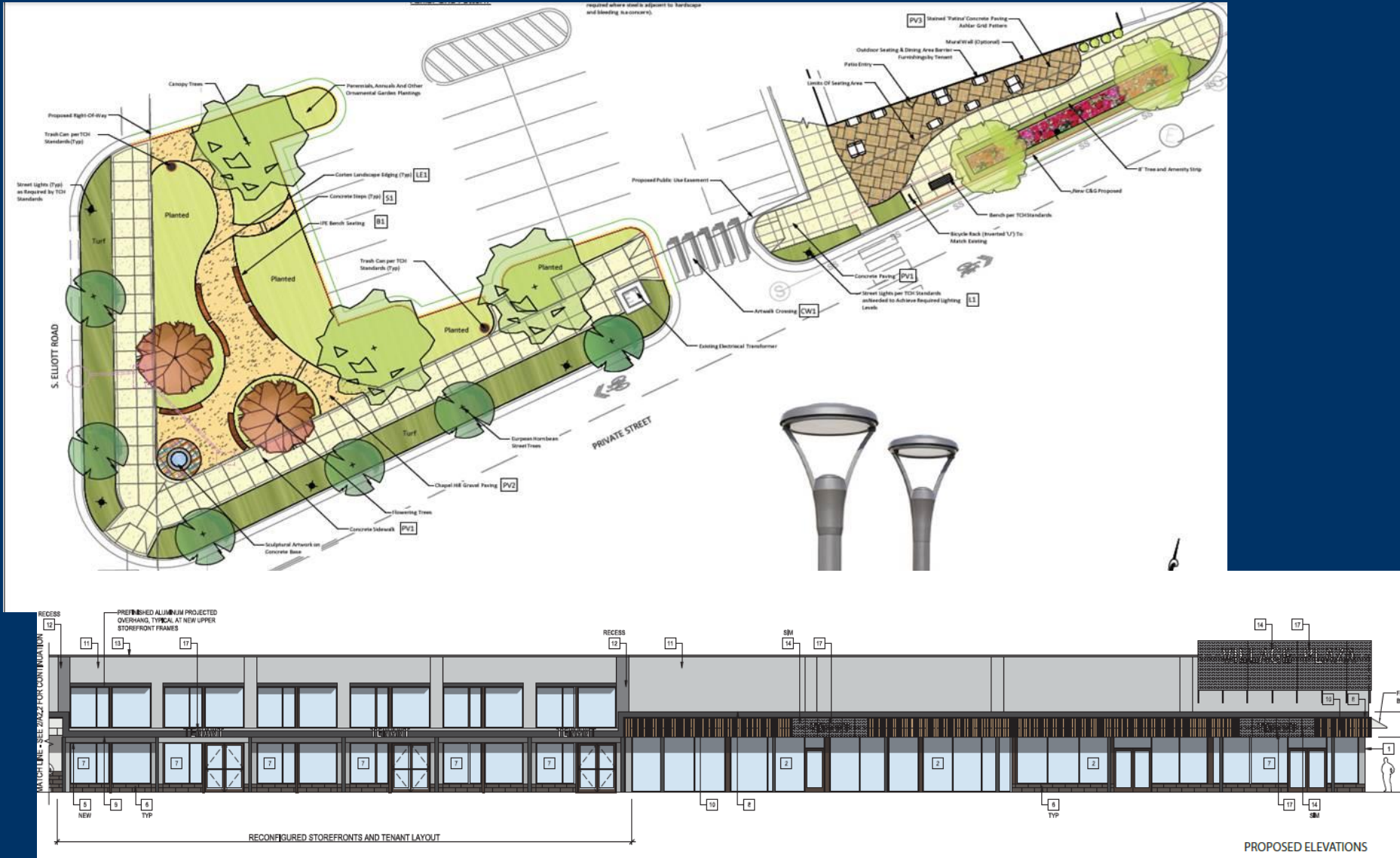
Hillstone Chapel Hill



Tru Hotel/Quality Inn Redevelopment



Village Plaza (Whole Foods)



Projects Nearing Construction

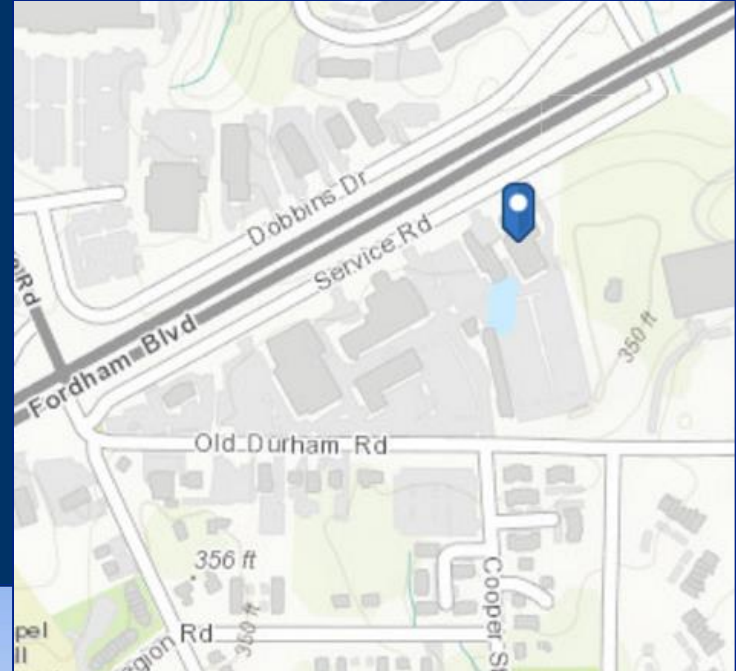
- **Grove Park**
- **Wegmans**



Grove Park



Wegmans Food Market

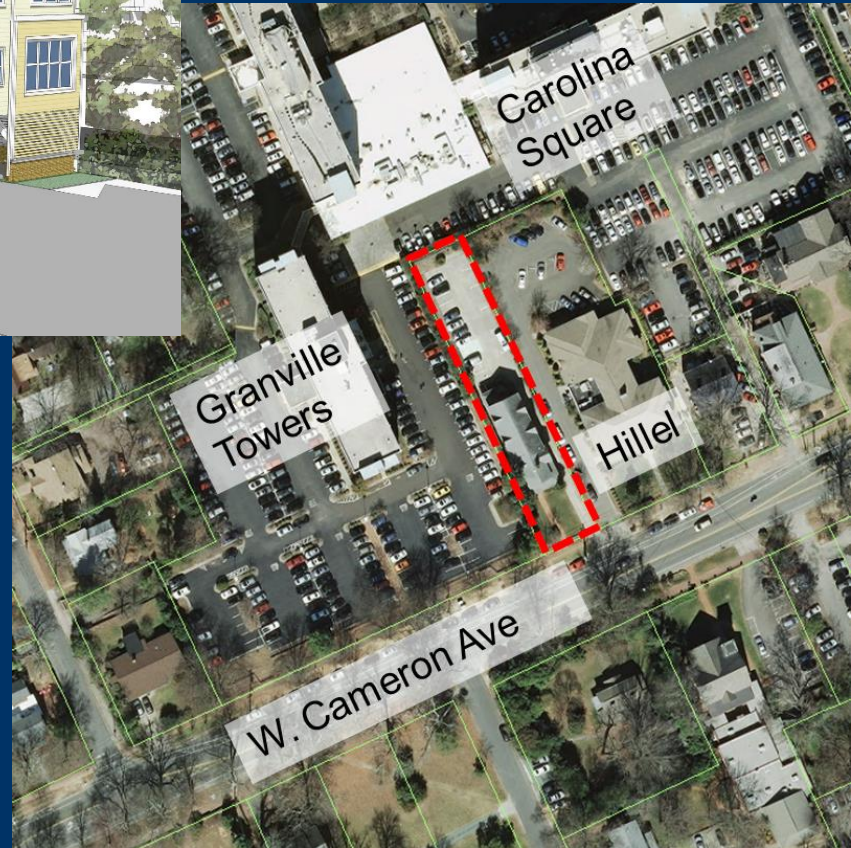


Projects Under Construction

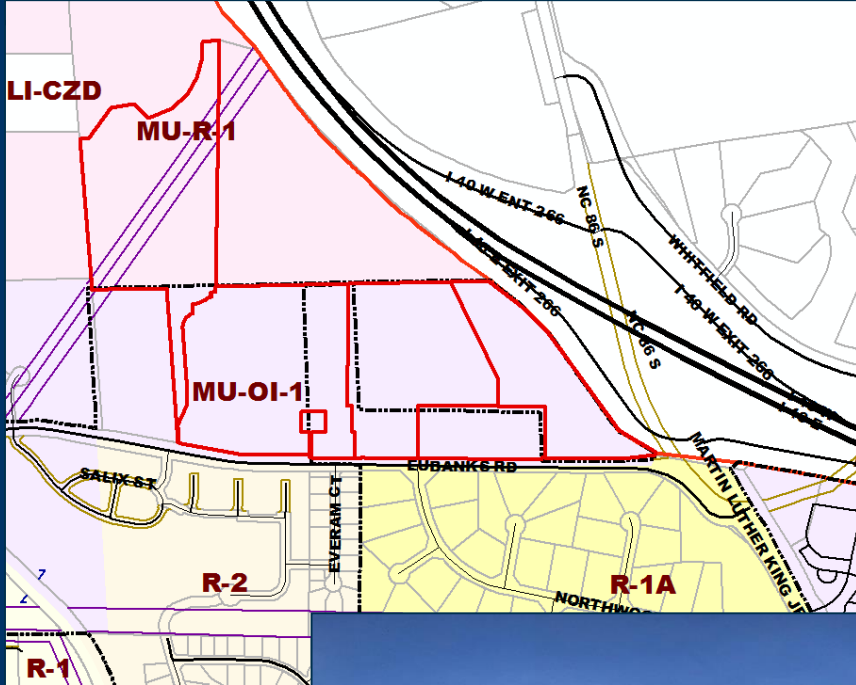
- **Bell Leadership**
- **Carraway Village**
- **Cedars of Chapel Hill – Dubose Health Center**
- **Chandler Woods (Merin Road Development)**
- **Chapel Hill Retirement Residences**
- **Courtyards at Homestead**
- **Greenfield Commons**
- **Station at East 54 (Fire Station #2)**



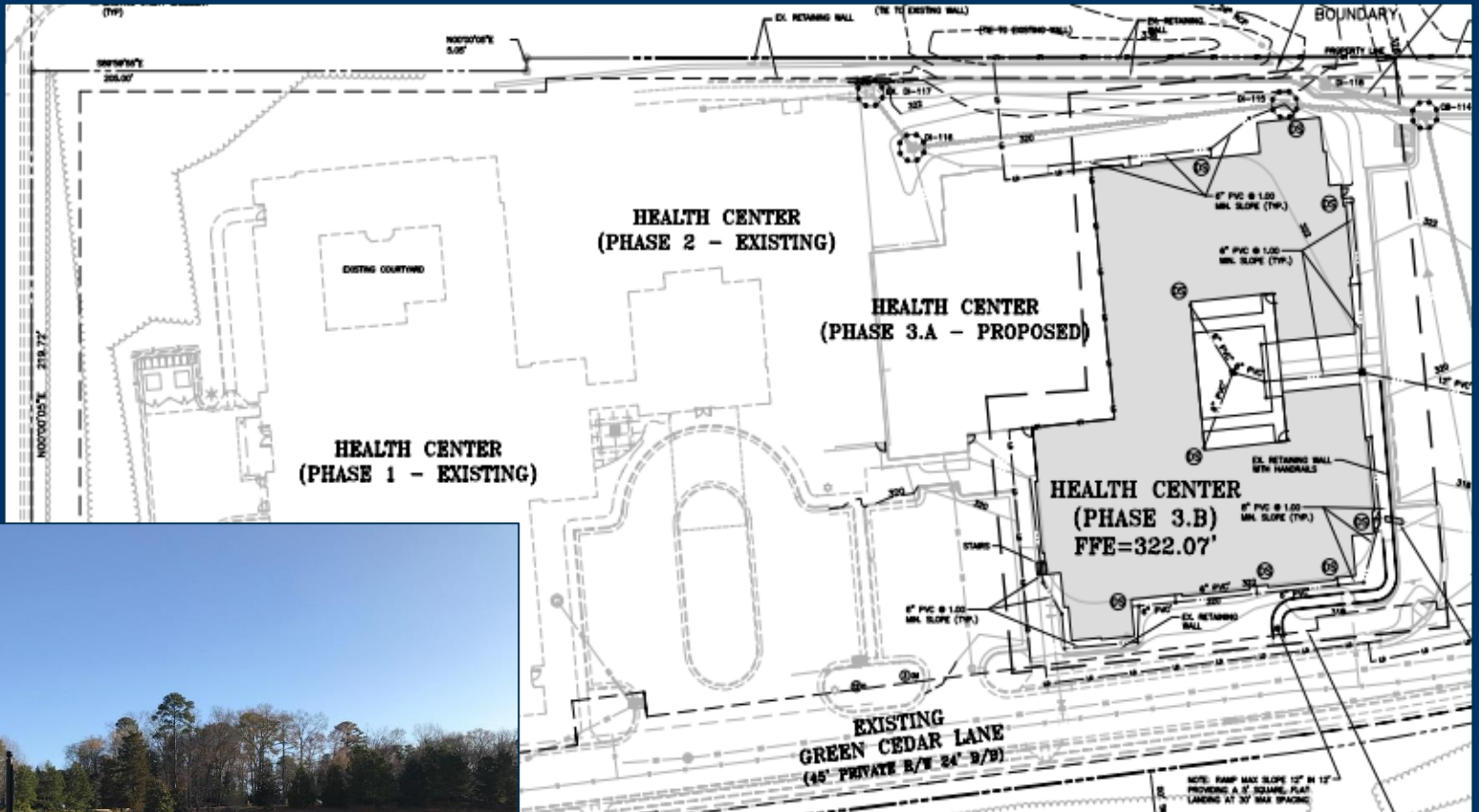
Bell Leadership Office



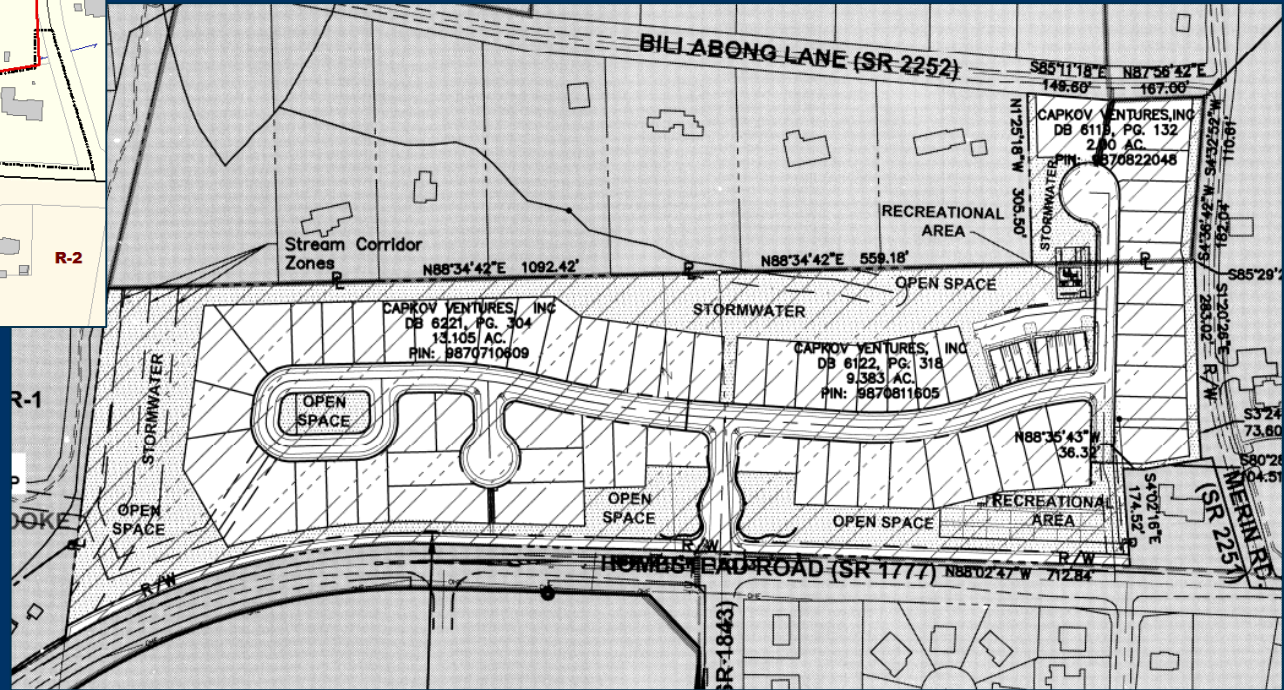
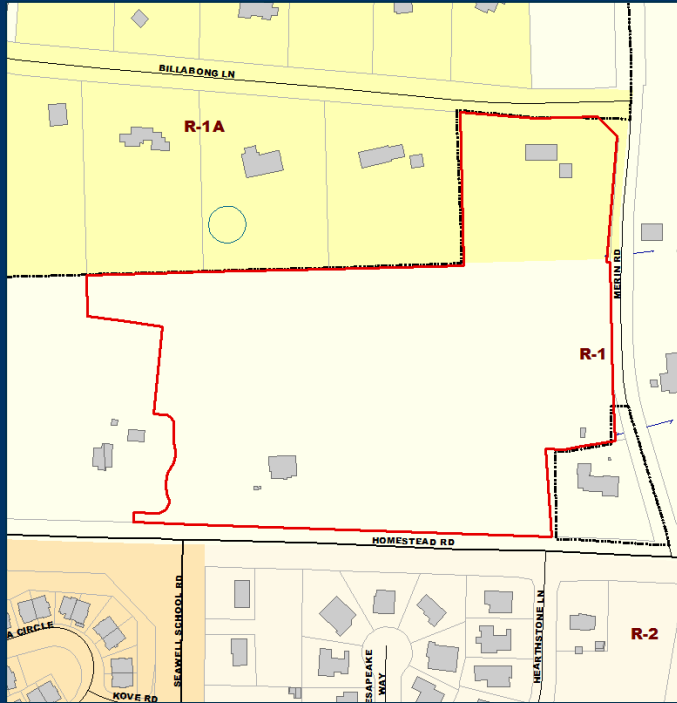
Carraway Village



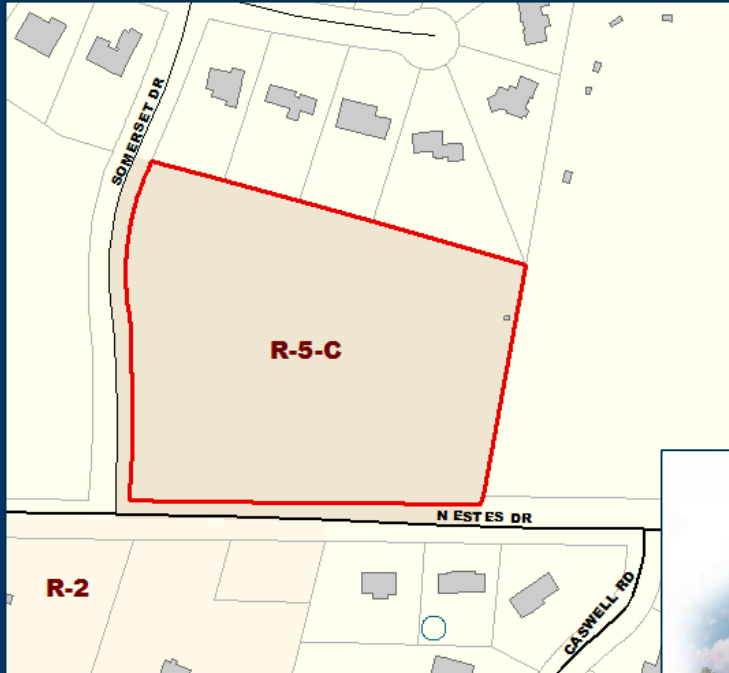
The Cedars of Chapel Hill – Dubose Health Center



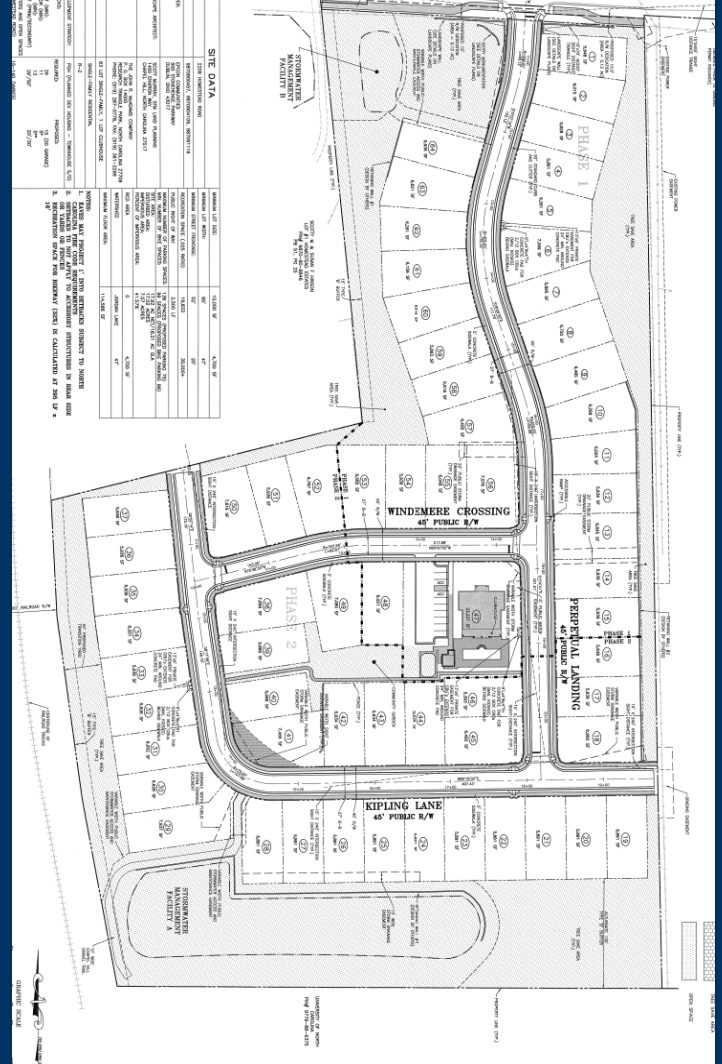
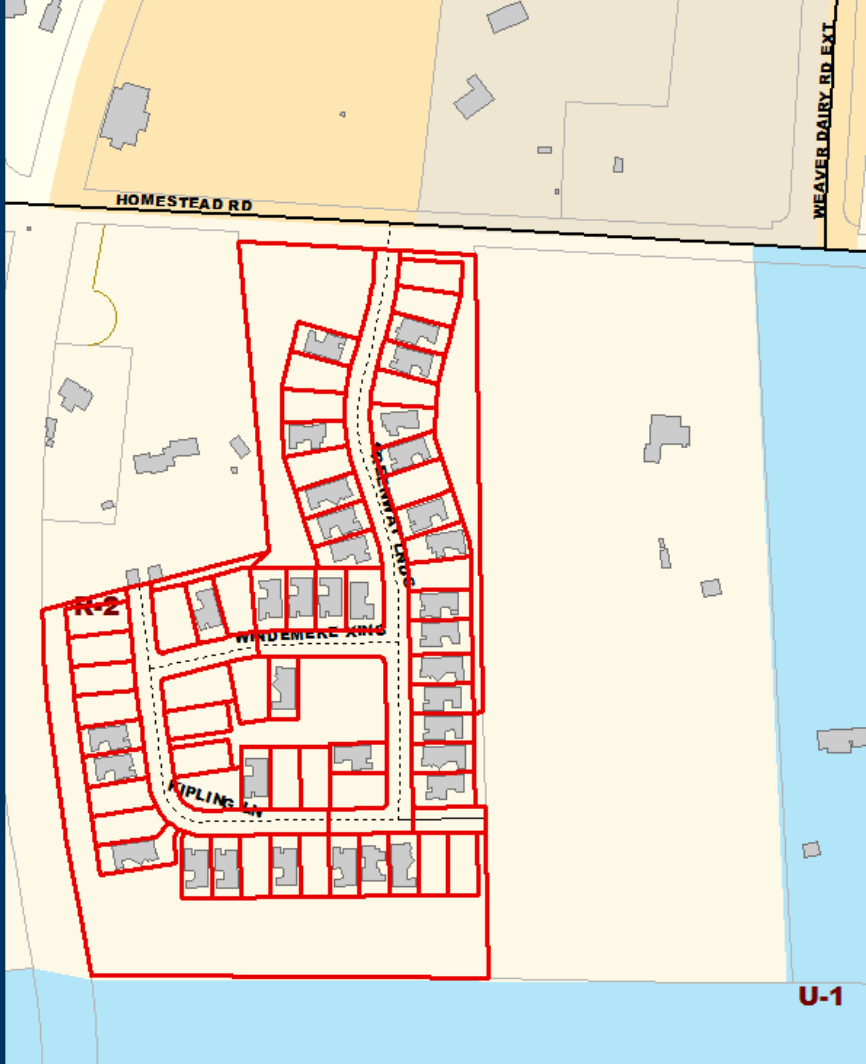
Chandler Woods (Merin Road Development)



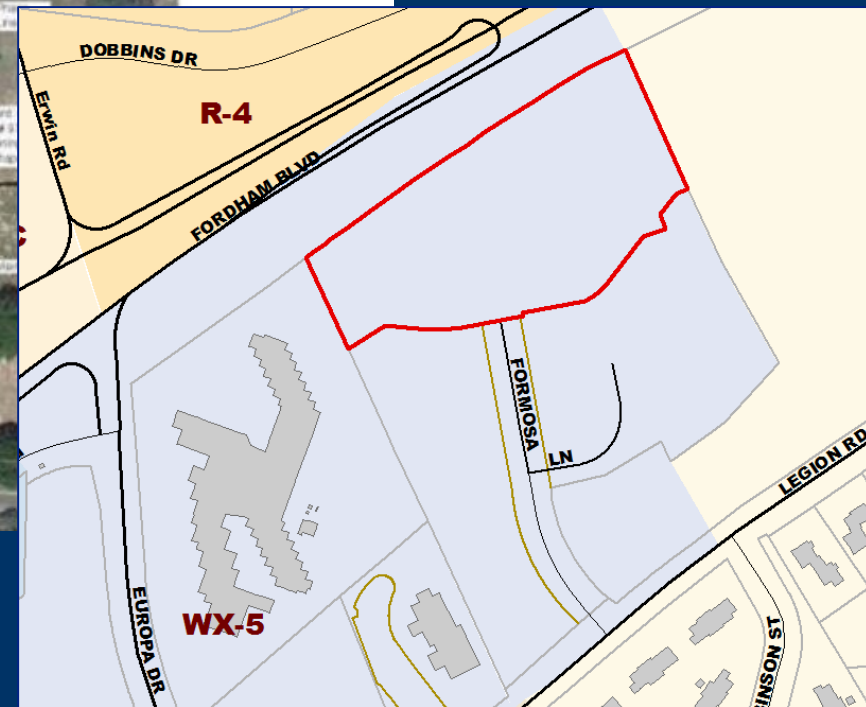
Chapel Hill Retirement Residences



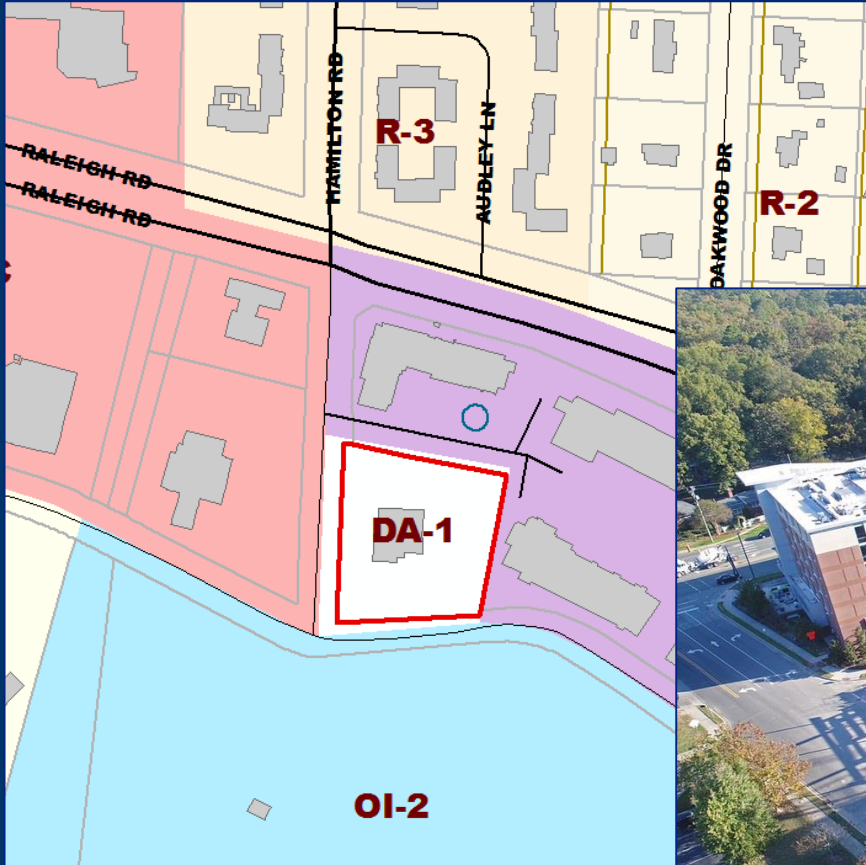
Courtyards of Homestead



Greenfield Commons (DHIC Phase 2)



Station at East 54 (Fire Station #2)

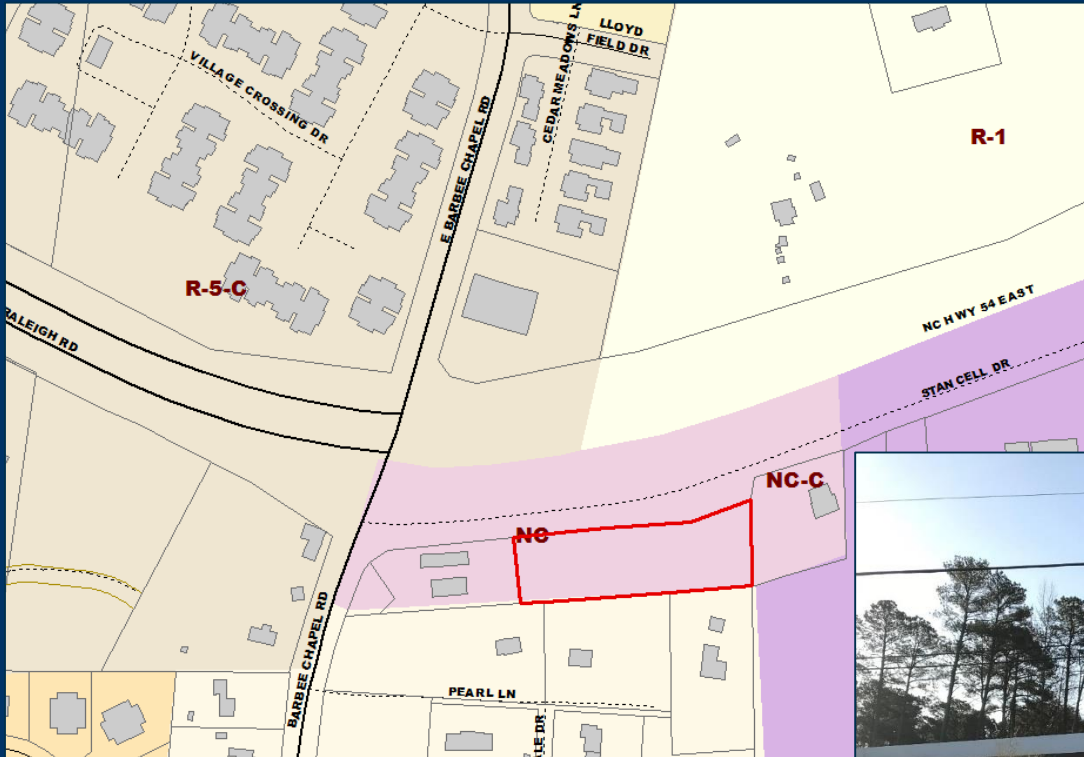


Projects Recently Completed

- **Stancell Drive Car Wash**



Stancell Drive Car Wash



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 | | | | | ←————→ | | | | | | | | | |
| Blue Hill Design Guidelines | Final 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 | Part 1 (FLUM) Underway | FLUM: \$159,500 | | | | | ←————→ | | | | | | | | | |
| 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.



Special Planning Initiatives

Charting Our Future



CHAPEL HILL
ChartingOurFuture.info
A Land Use Initiative

- **Open House: May 9th, 6 pm**
- **Kick-off & Idea Exchange: May 10th, 5:30 pm**



TOWN OF CHAPEL HILL

Question & Answer



TOWN OF CHAPEL HILL