

Planning & Development Services Update



Ben Hitchings, FAICP, CZO
Director of Planning & Development Services
June 1, 2018



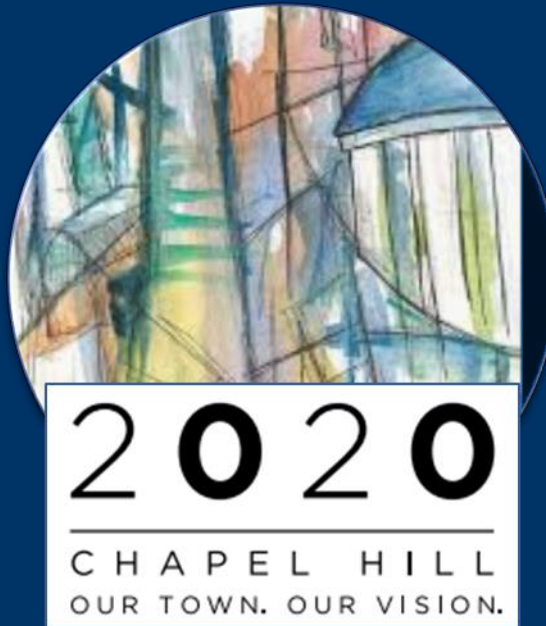
TOWN OF CHAPEL HILL

Graduation 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

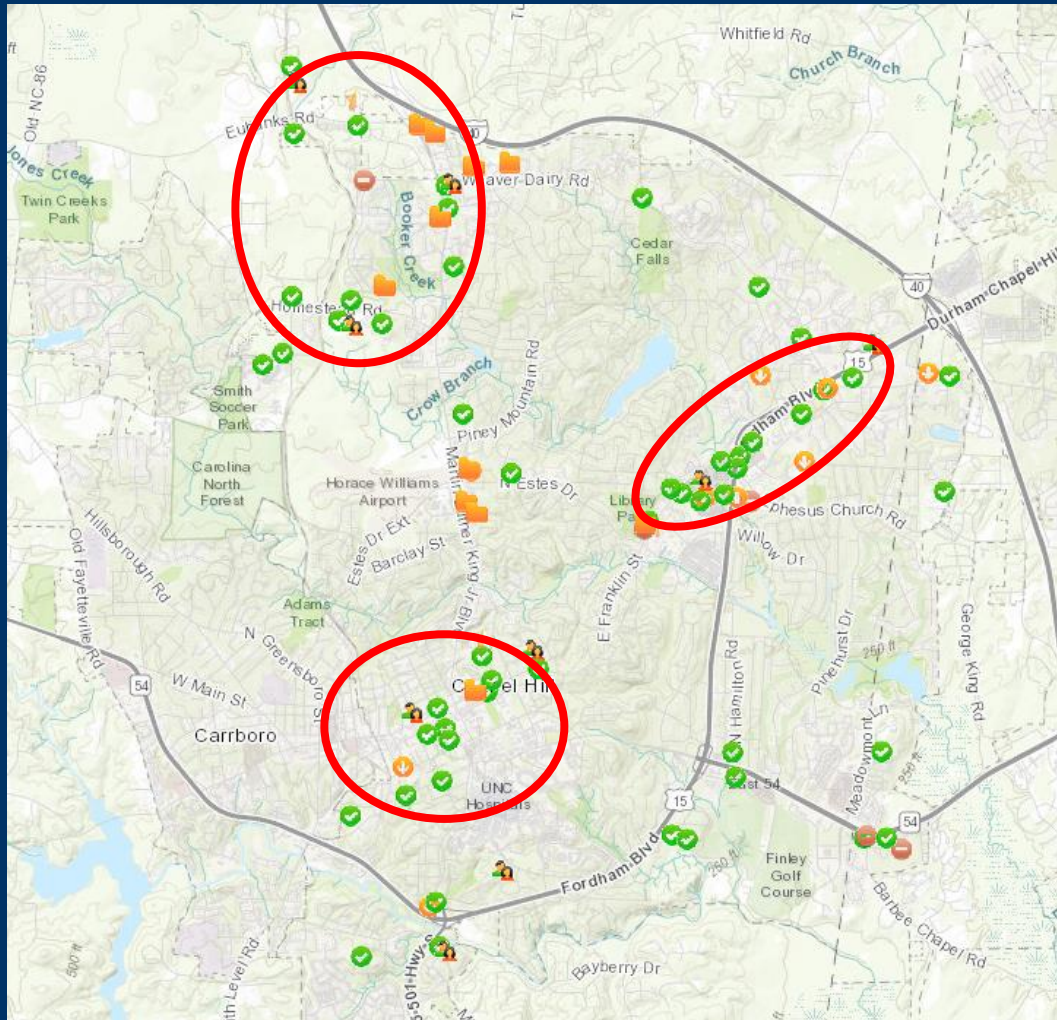


Town/Gown
Collaboration



TOWN OF CHAPEL HILL

Development Activity Report



- Approved
- Concept Plan Review
- Under Review/Pending
- Under Construction
- Construction Complete
- Denied
- 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- Withdrawn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

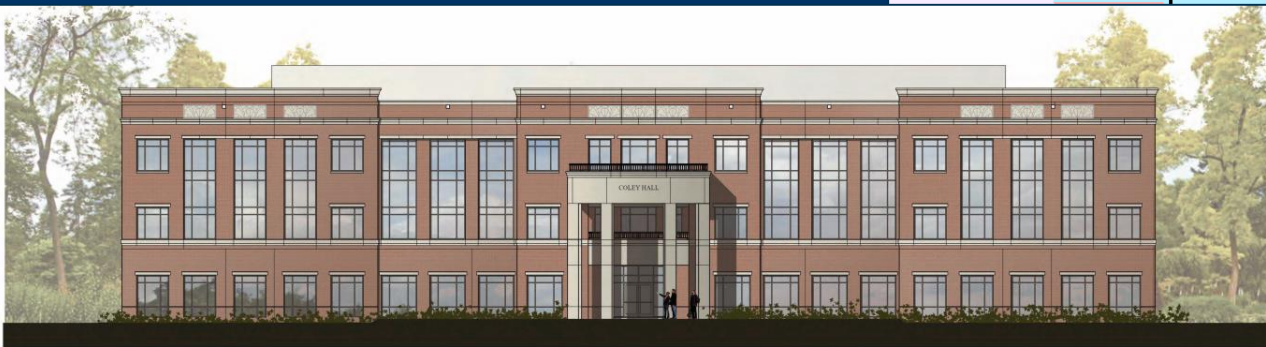
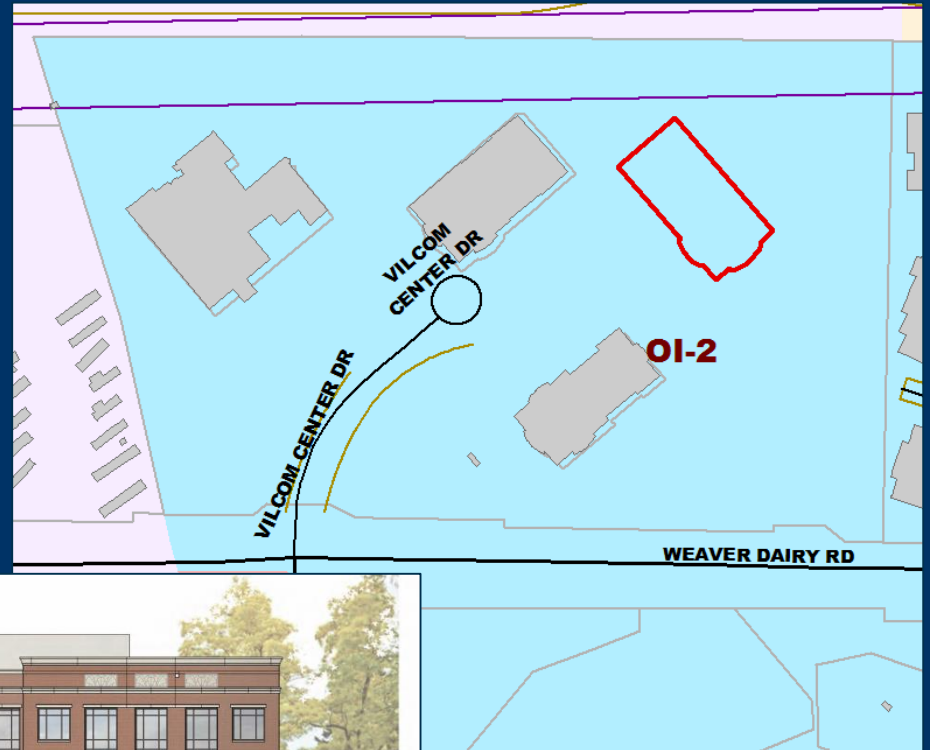
2200 Homestead Road

The Oaks Condominiums Landscape Modification

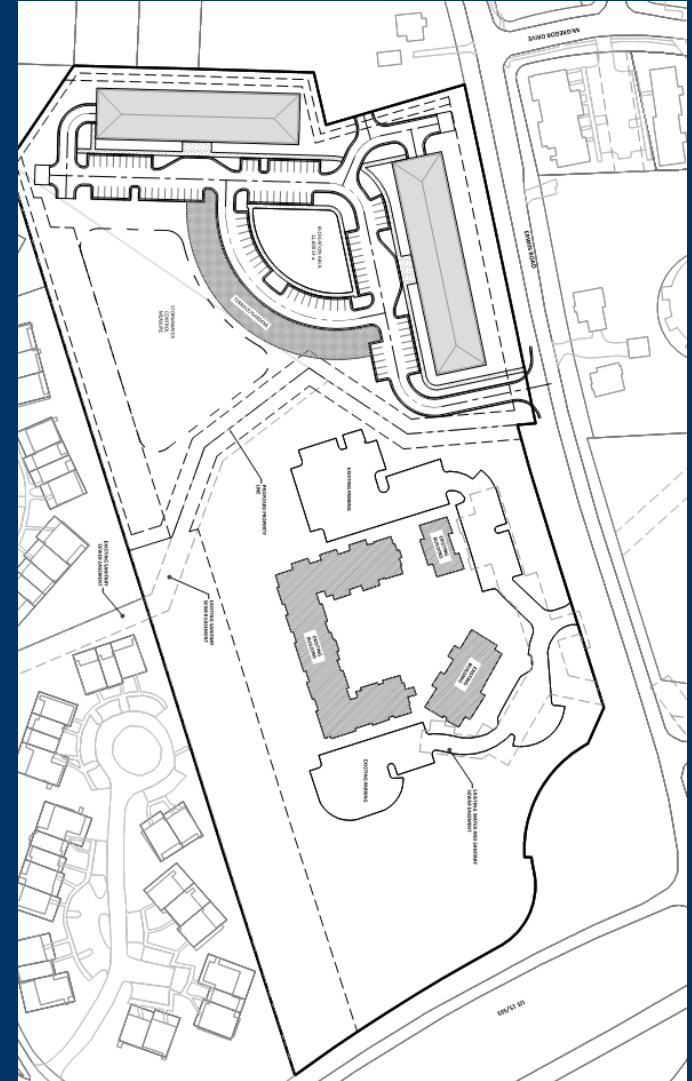
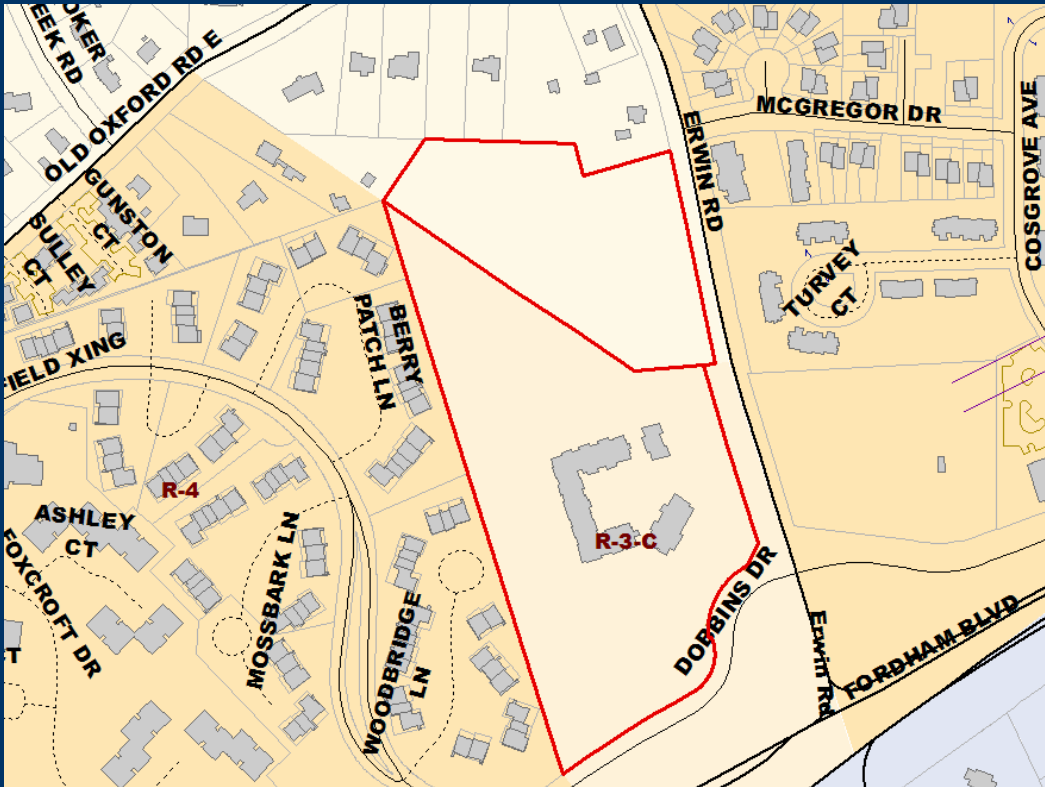
Obey Meadows



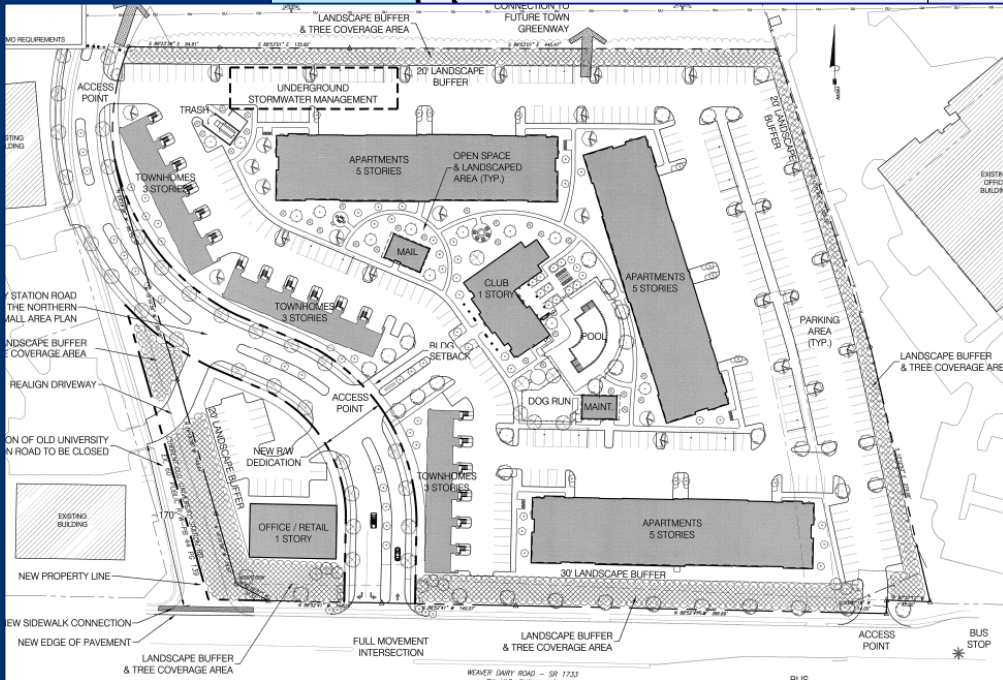
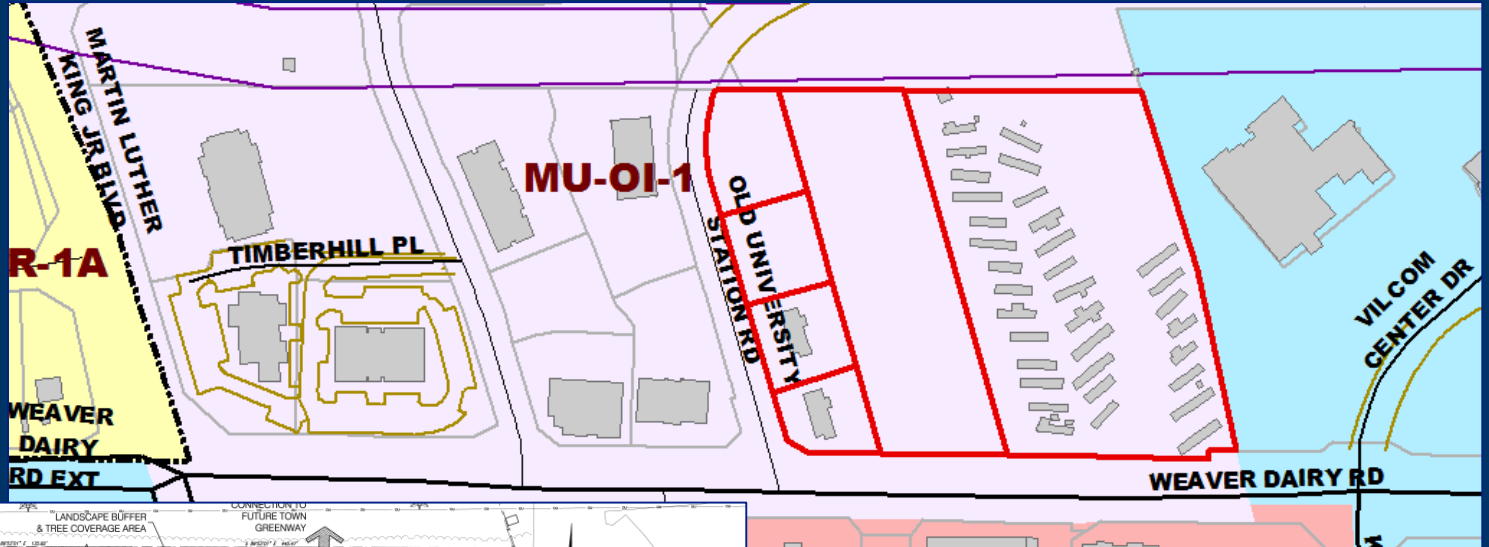
Coley Hall (Vilcom) Self-Storage



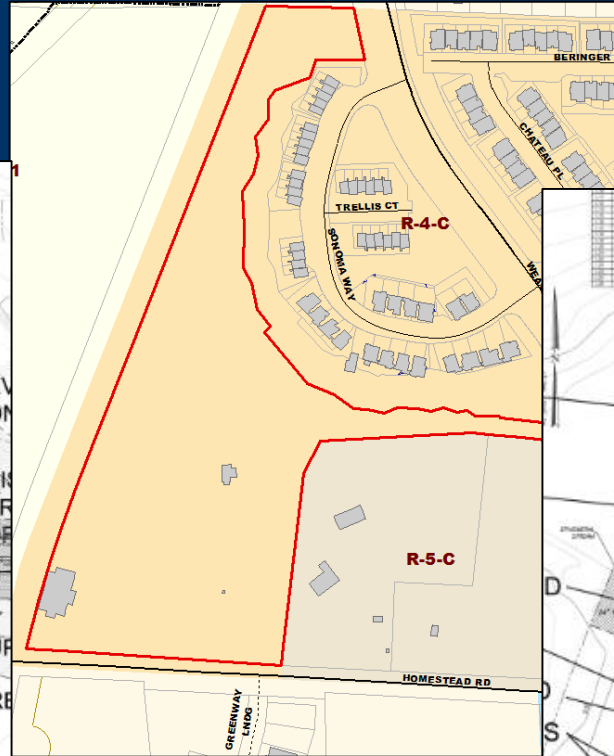
Erwin Road Apartments/ Residence Inn



Hanover Chapel Hill

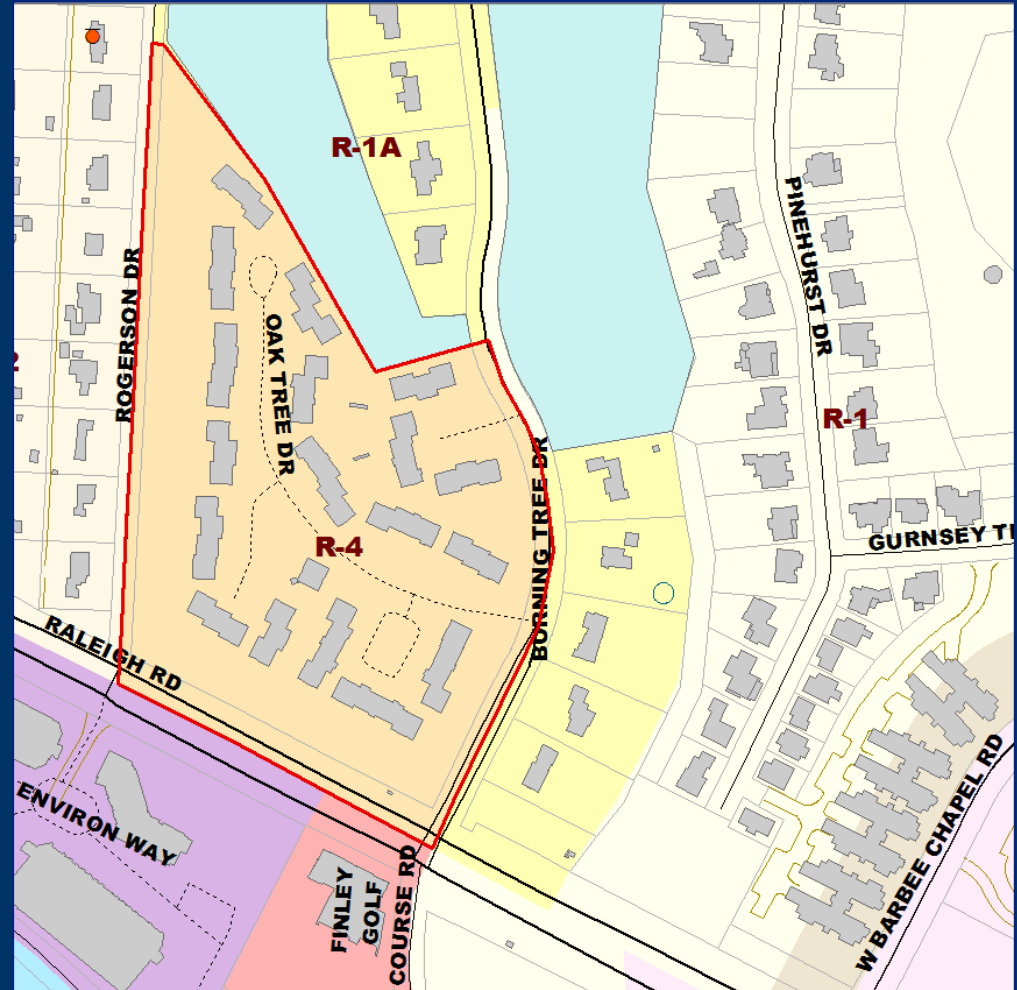
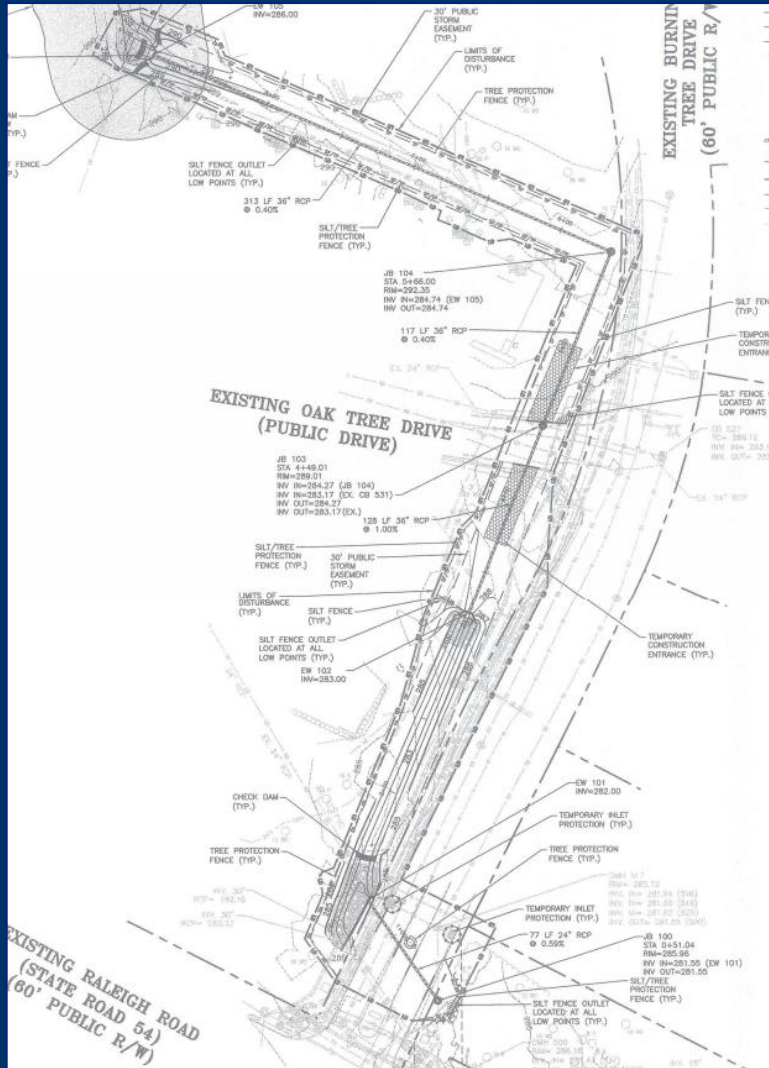


2200 Homestead Residential Community



The Oaks Condominiums

Landscape Modification



Special Use Permit Updates

11 Sixty 5 Weaver Dairy Road

Active Adult Retirement Residence (Homestead Rd)

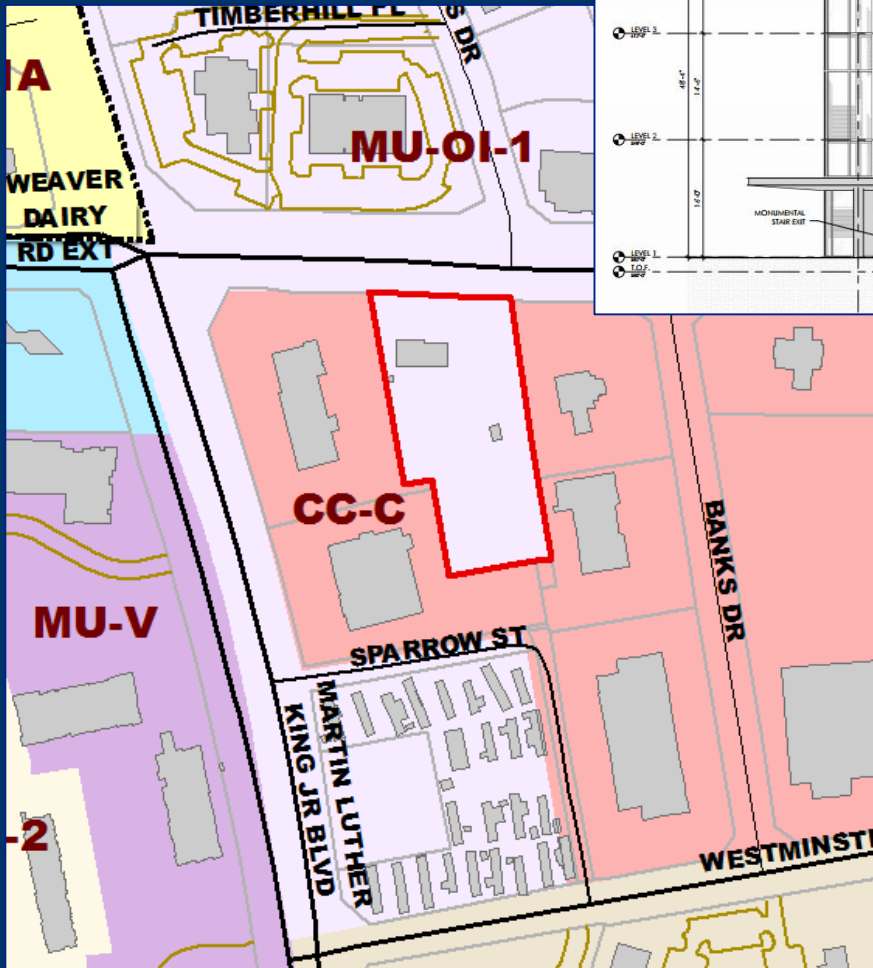
Chapel Hill Cooperative Preschool

Columbia St. Annex

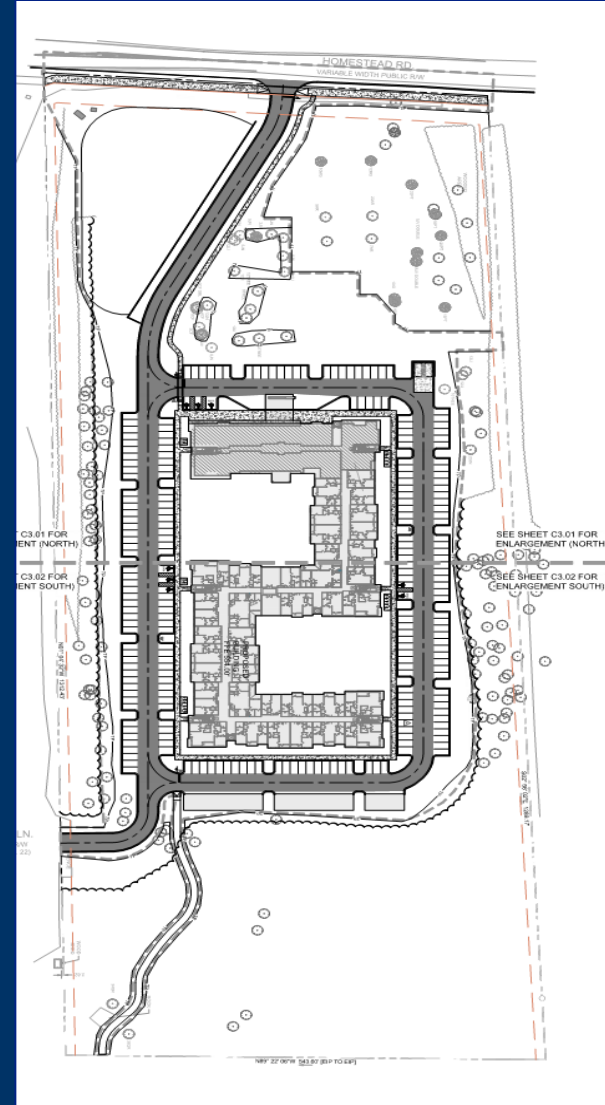
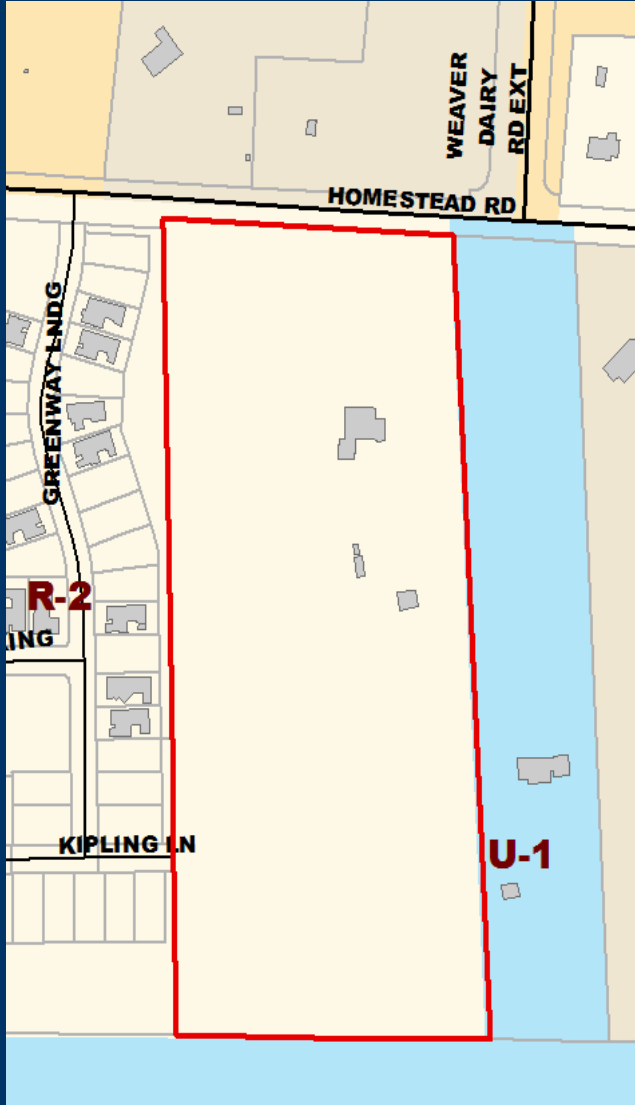
Eastowne UNC Health Care



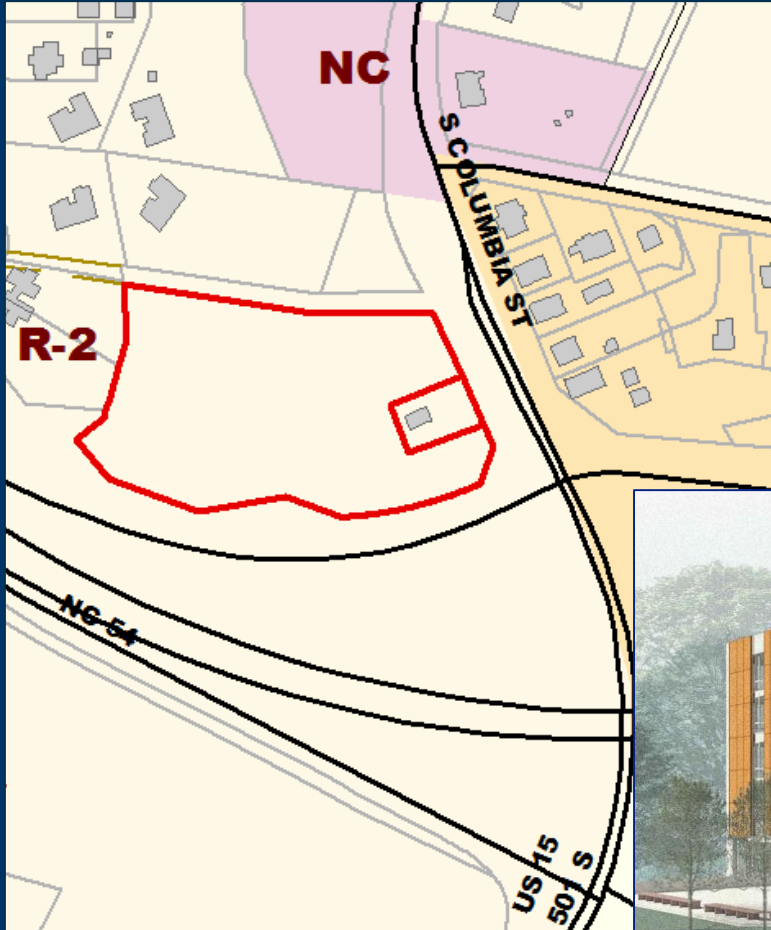
11Sixty5 Weaver Dairy Road



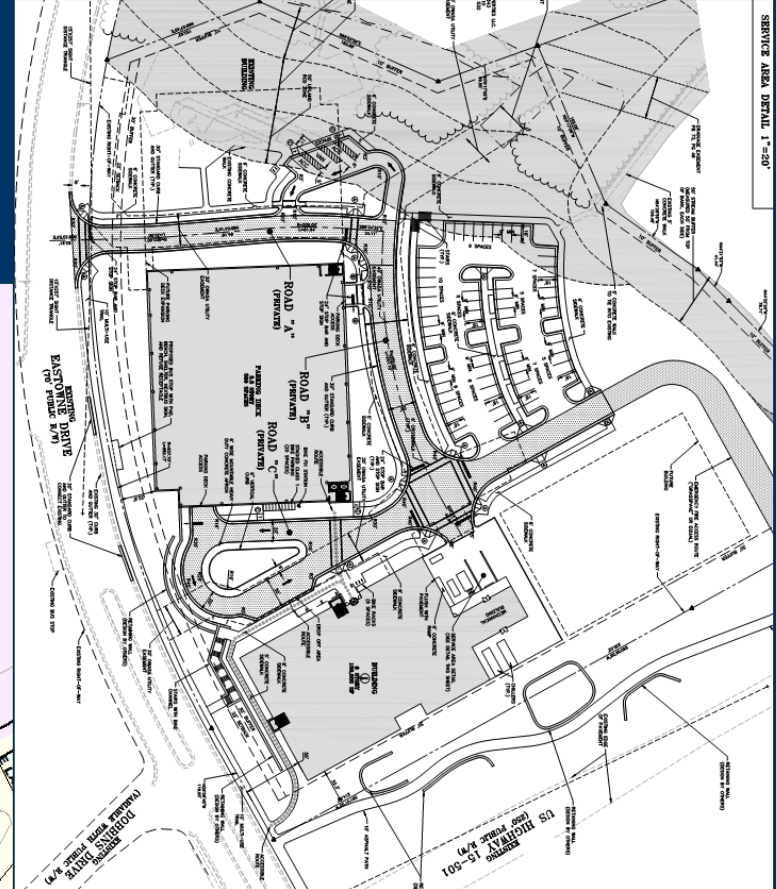
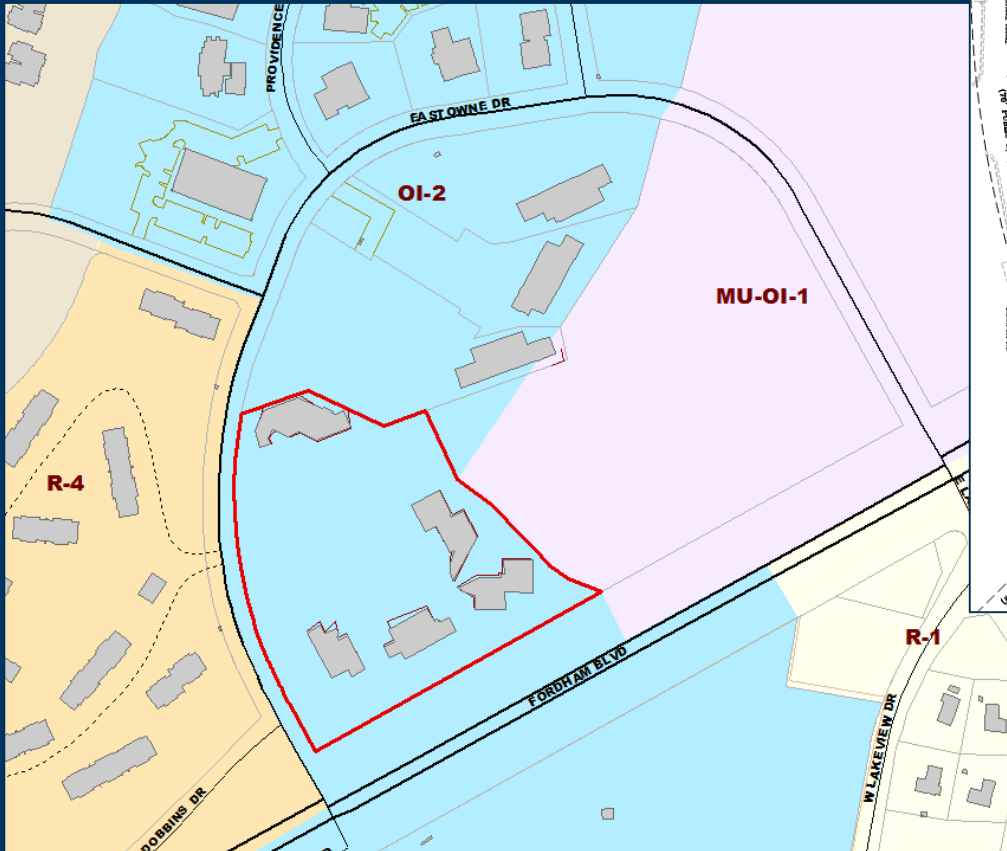
Active Adult Retirement Apartments



Columbia St Annex Mixed Use



Eastowne UNC Healthcare



Light Industrial Conditional Zoning

- **Project Triumph**

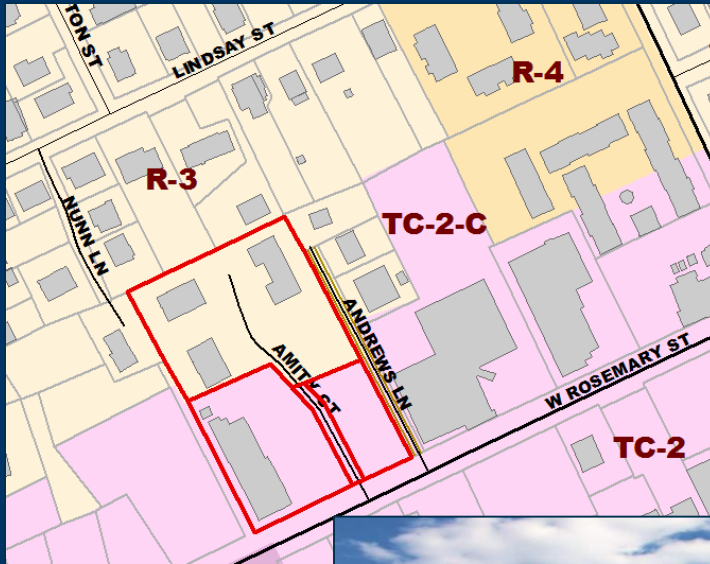


Development Agreements

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



Amity Station Mixed Use

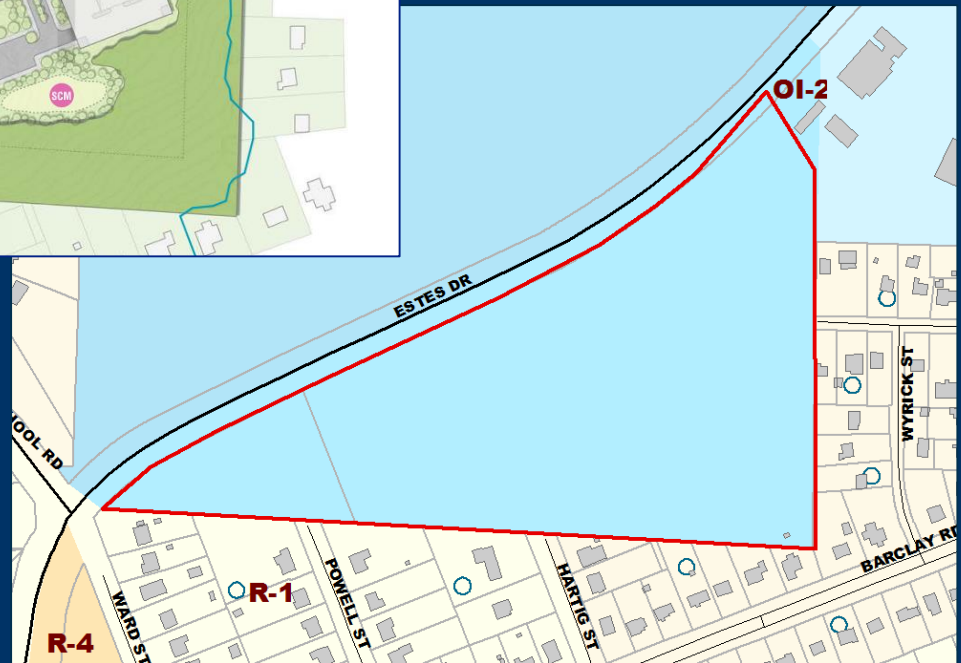


Municipal Services Center

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

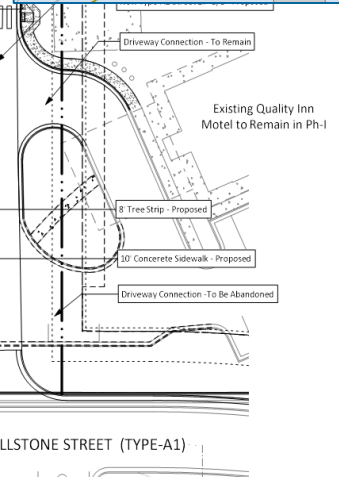
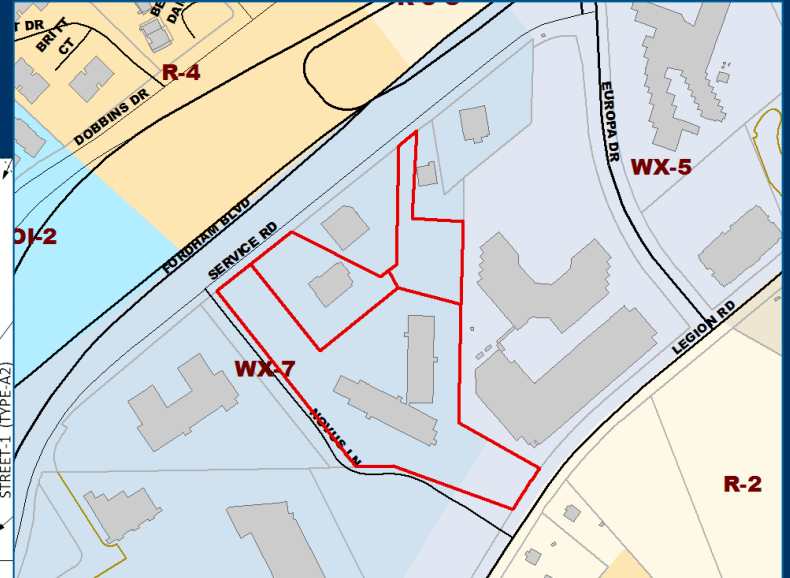
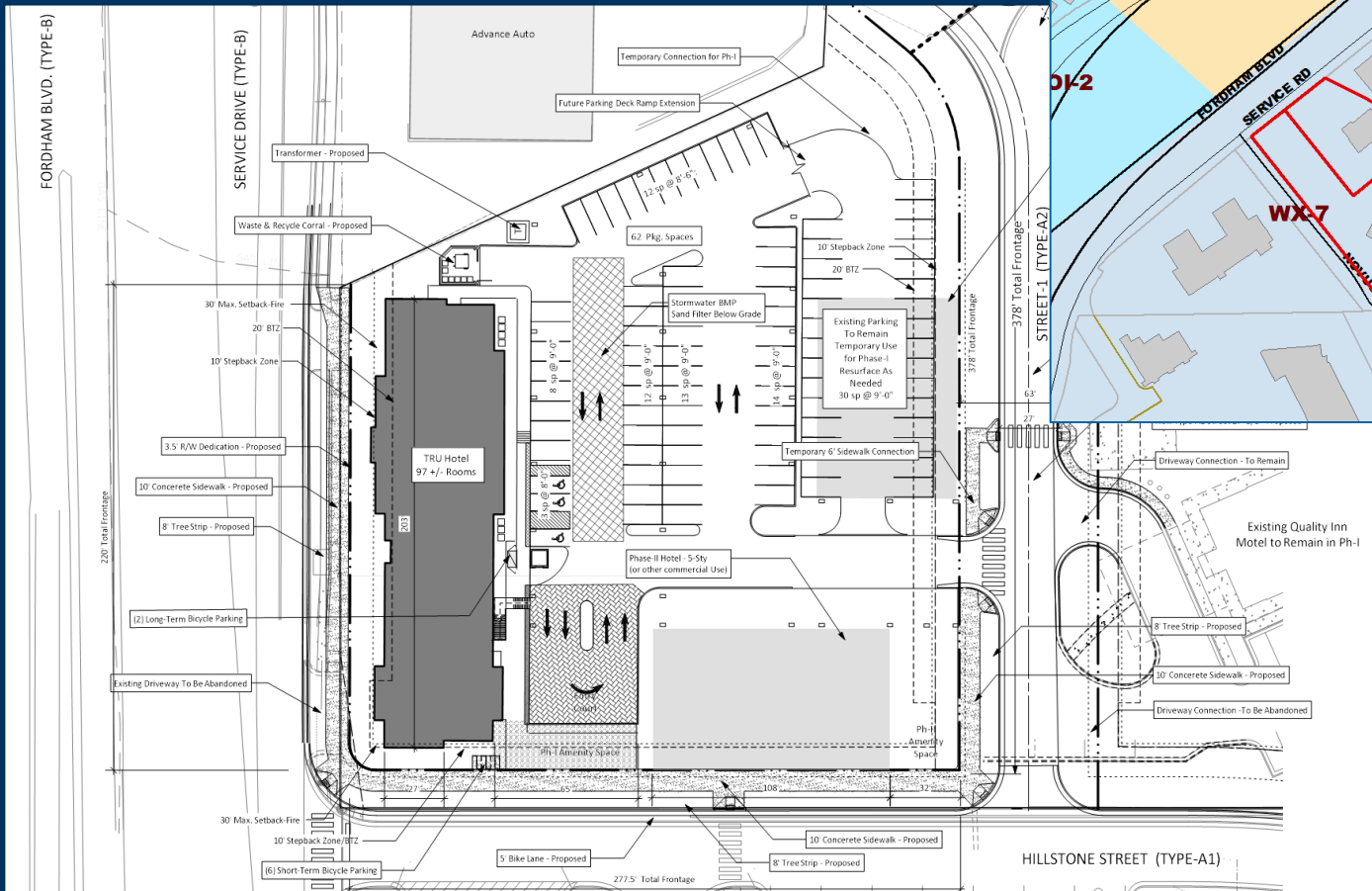


Blue Hill Projects

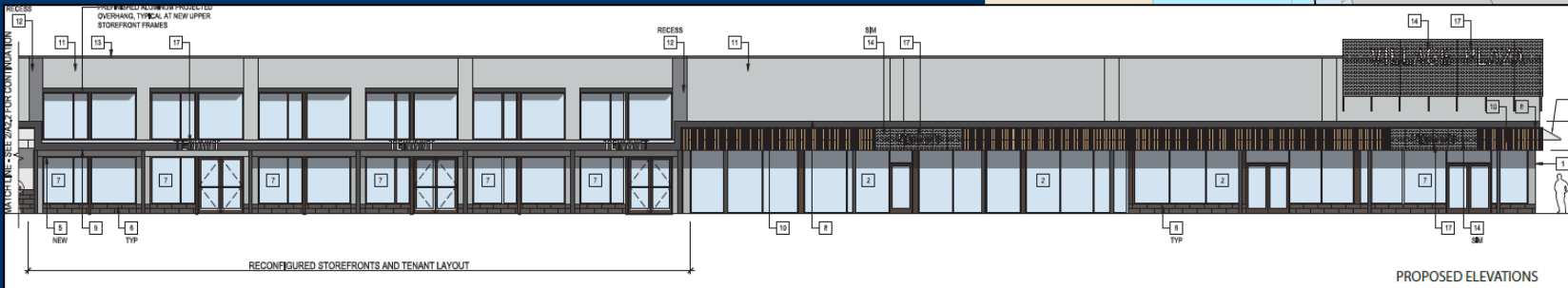
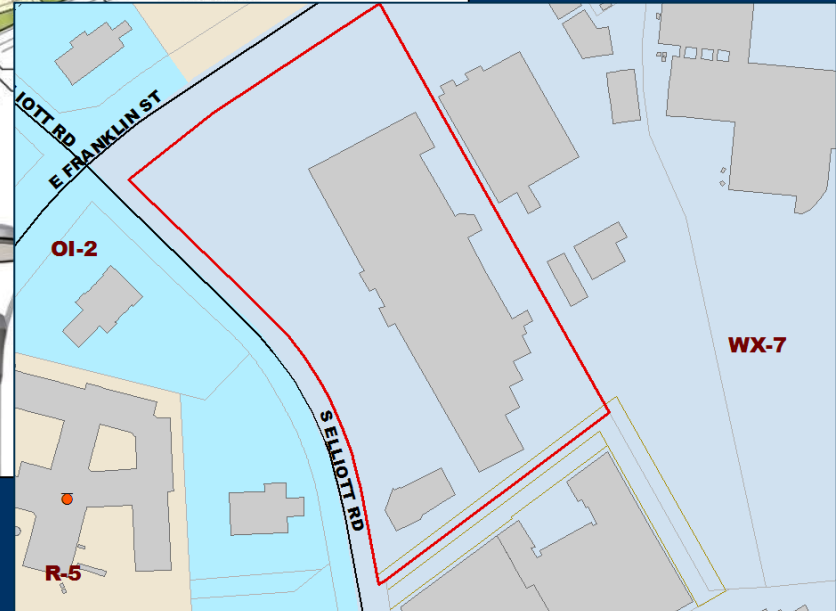
- **Tarheel Lodging Redevelopment**
- **Village Plaza (Whole Foods)**



Tarheel Lodging Redevelopment



Village Plaza (Whole Foods)

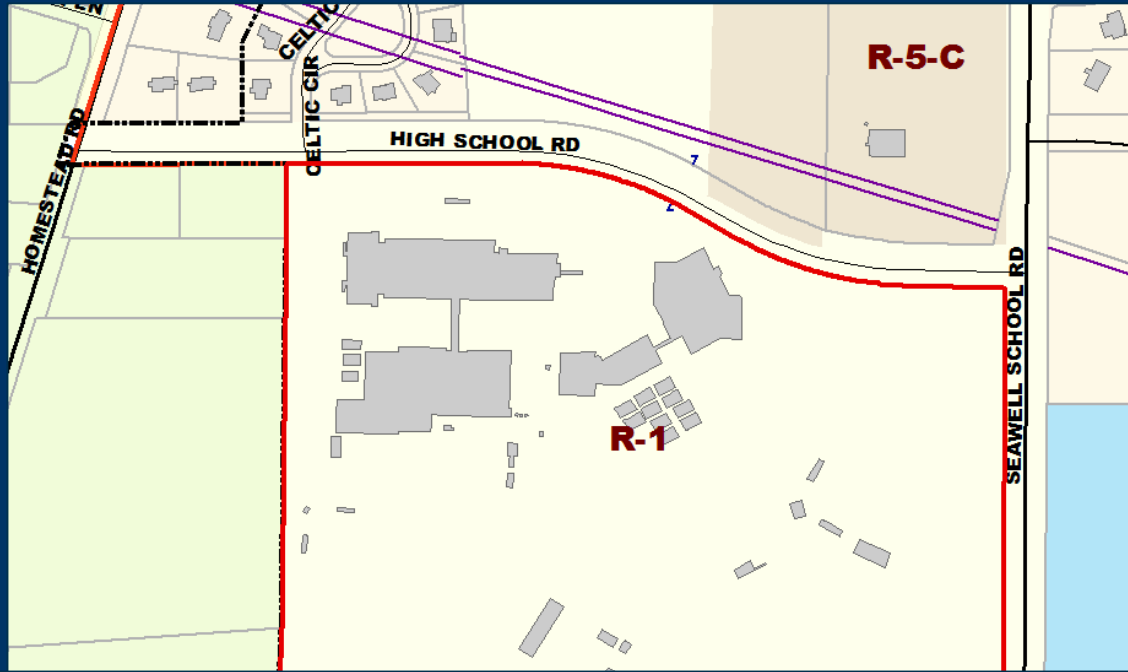


Projects Nearing Construction

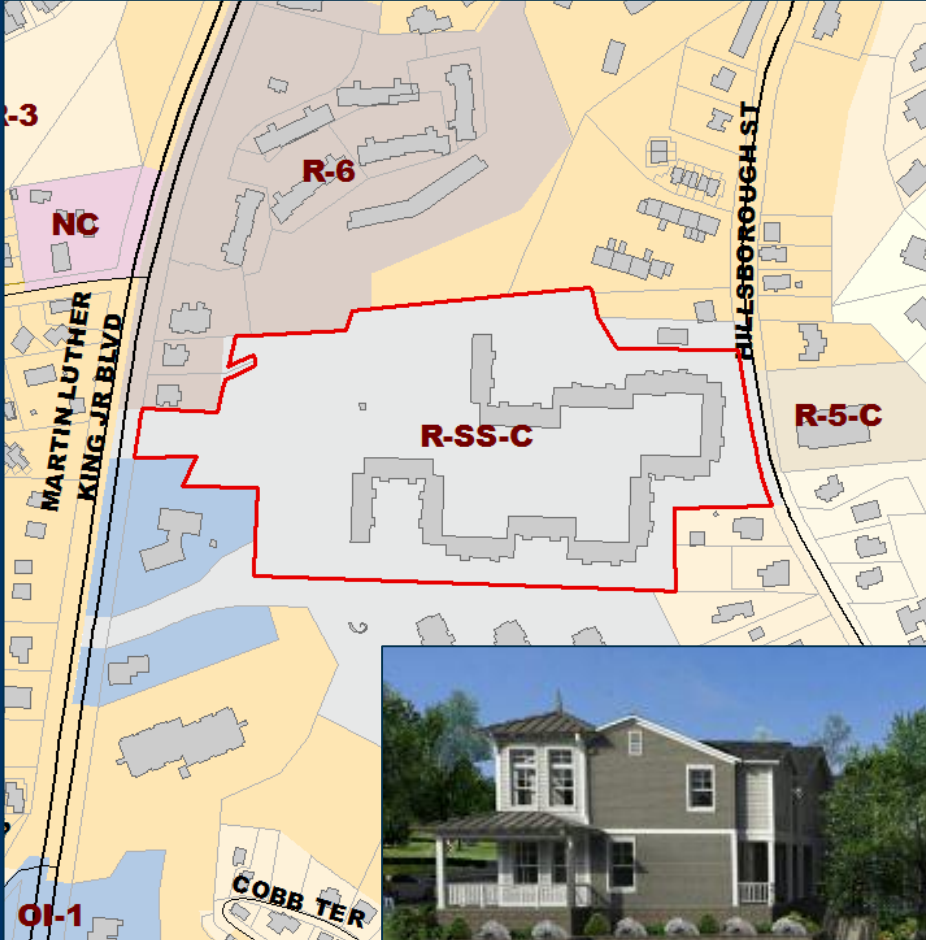
- **Chapel Hill High School**
- **Grove Park**
- **UNC Surgical Tower**
- **Wegmans**



Chapel Hill High School



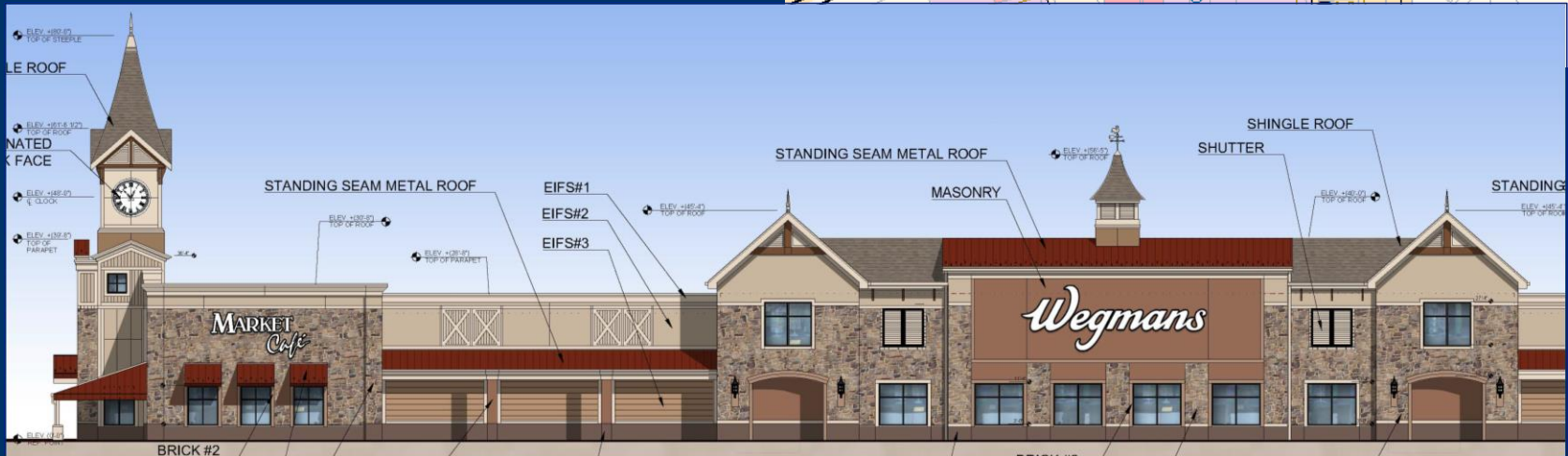
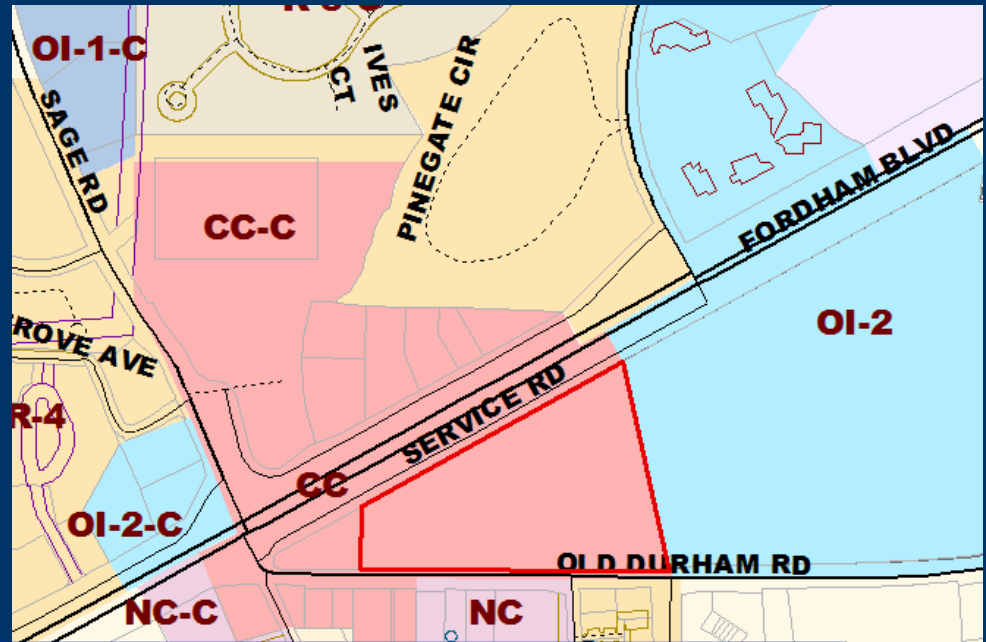
Grove Park



UNC Surgical Tower



Wegmans Food Market

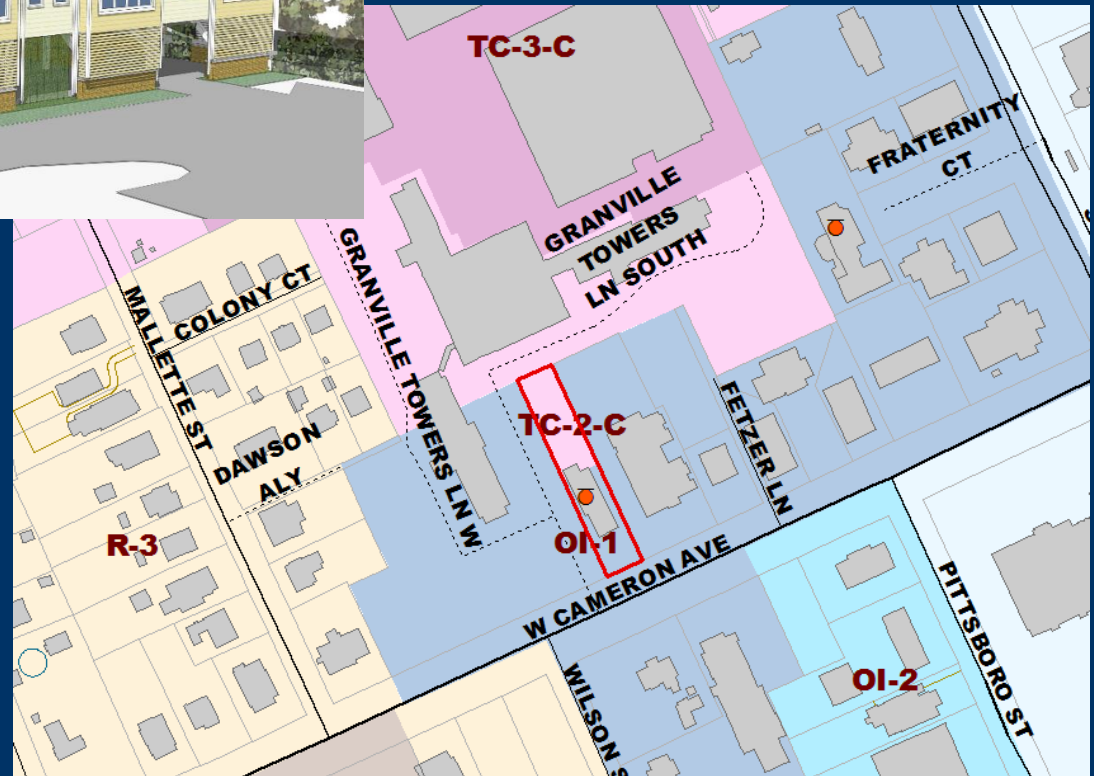


Projects Under Construction

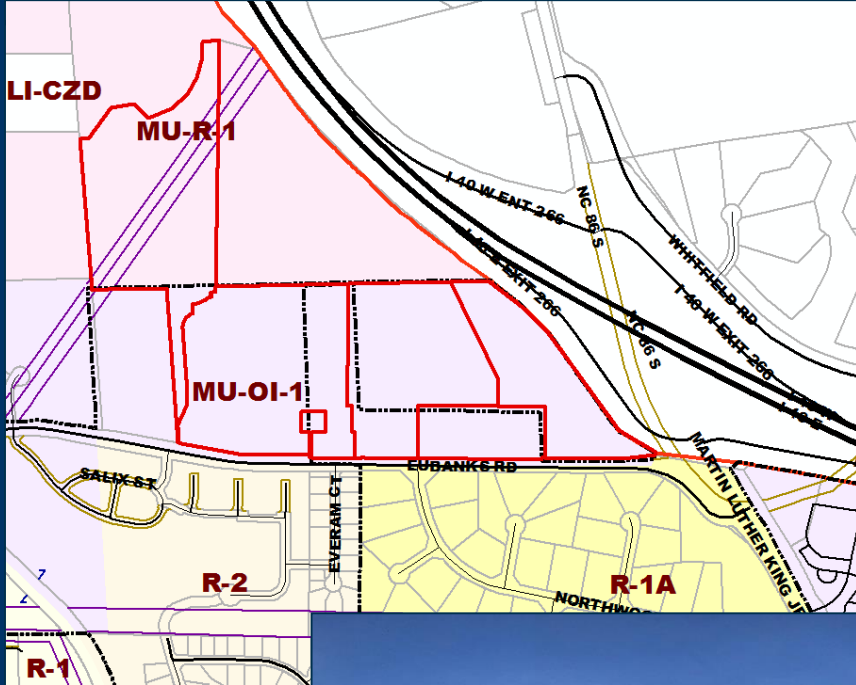
- **Bell Leadership**
- **Carraway Village**
- **Cedars of Chapel Hill – Dubose Health Center**
- **Chandler Woods (Merin Road Development)**
- **Chapel Hill Retirement Residences**
- **Courtyards at Homestead**
- **Fordham Boulevard Apartments**
- **Greenfield Commons**
- **Hillstone Chapel Hill**



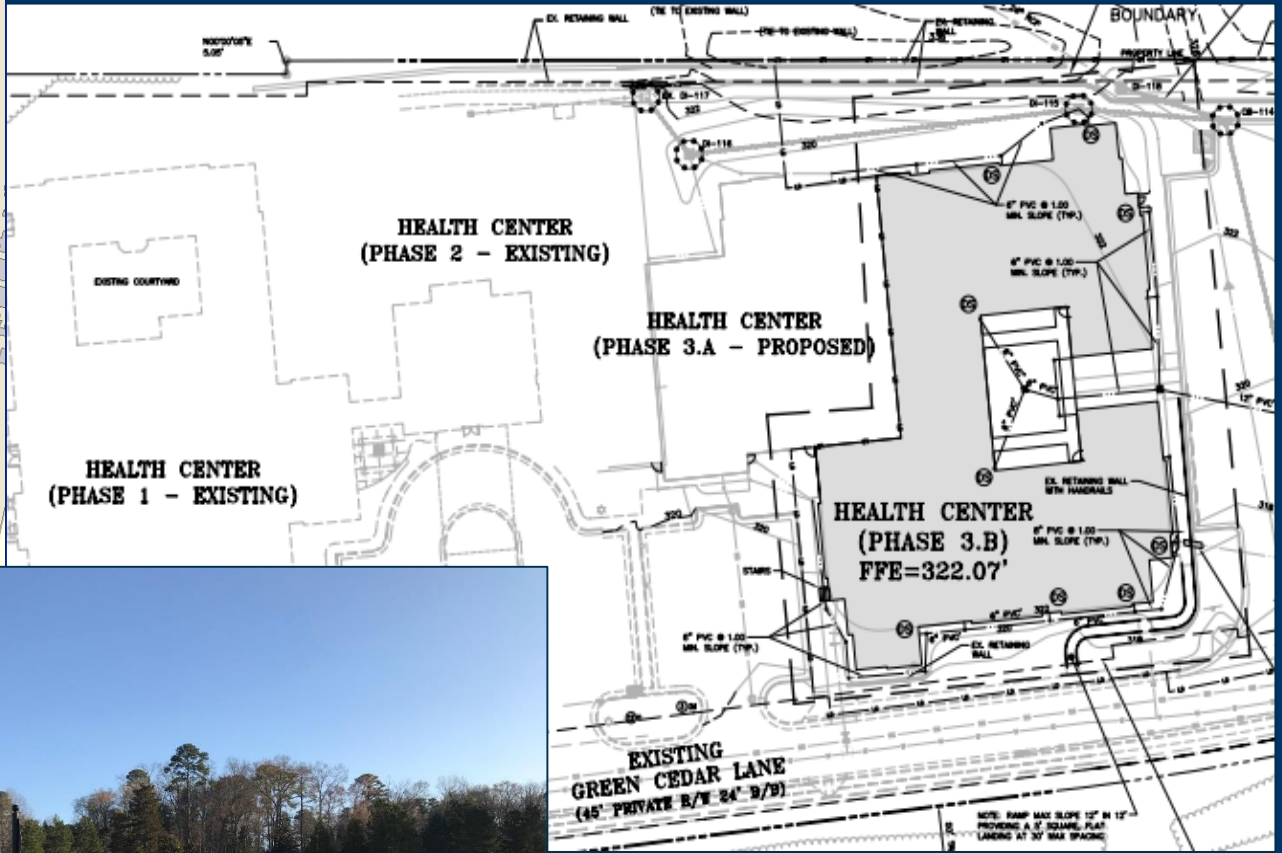
Bell Leadership Office



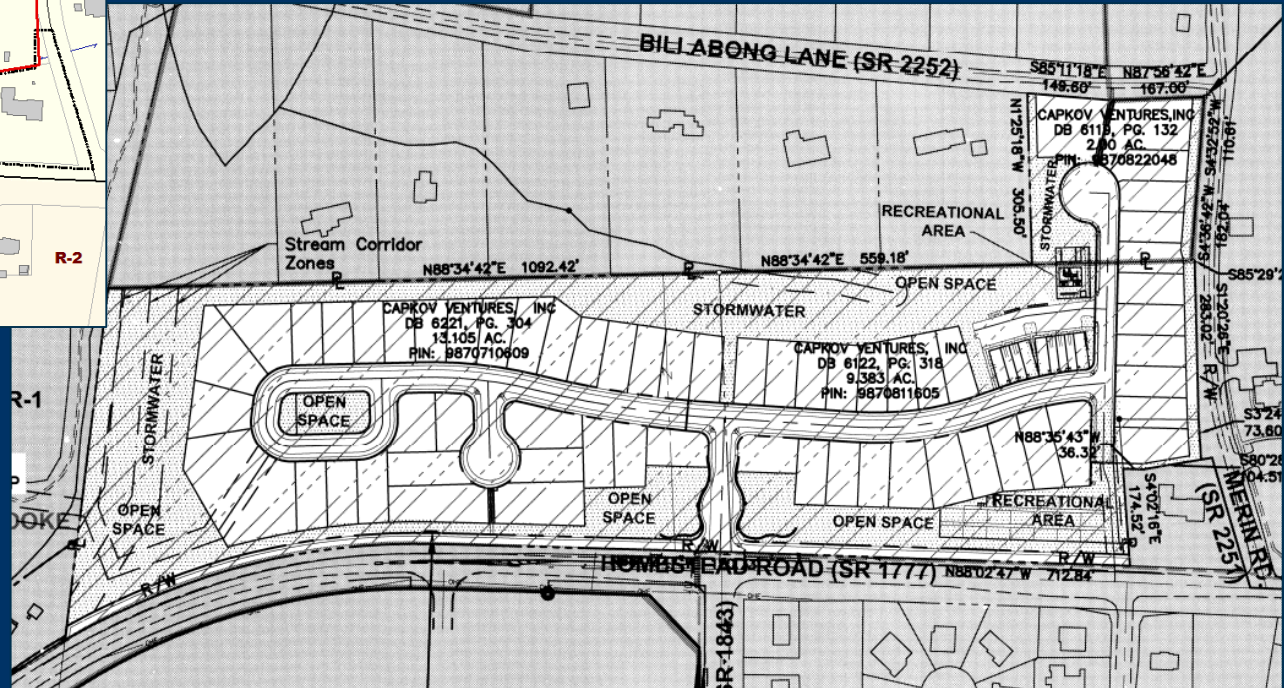
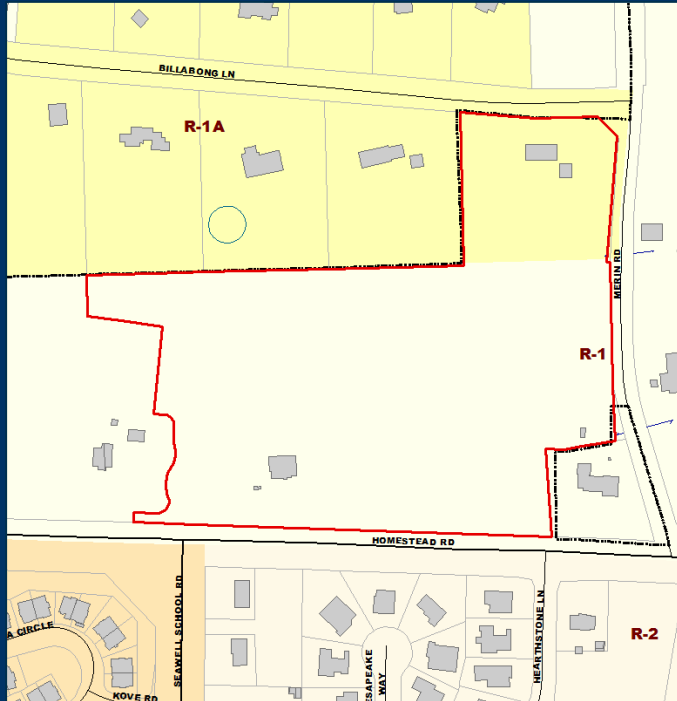
Carraway Village



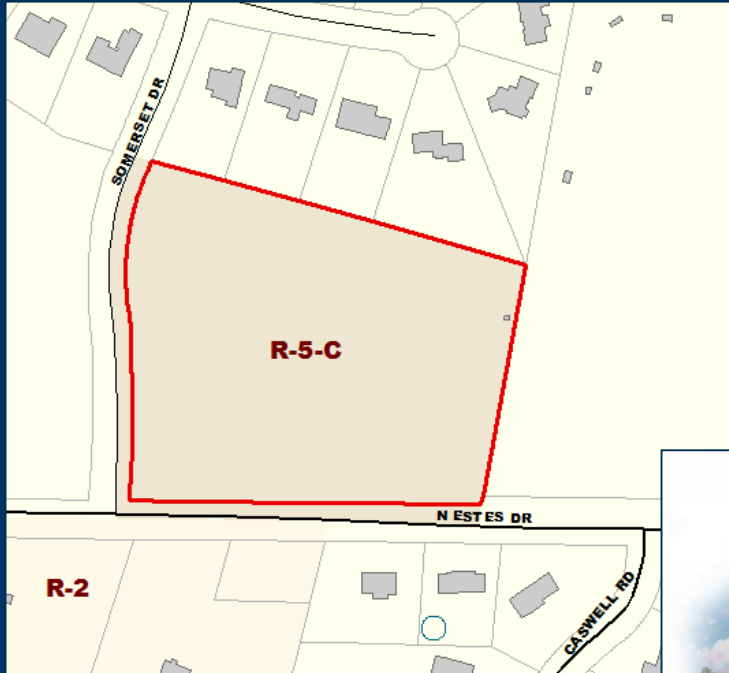
The Cedars of Chapel Hill – Dubose Health Center



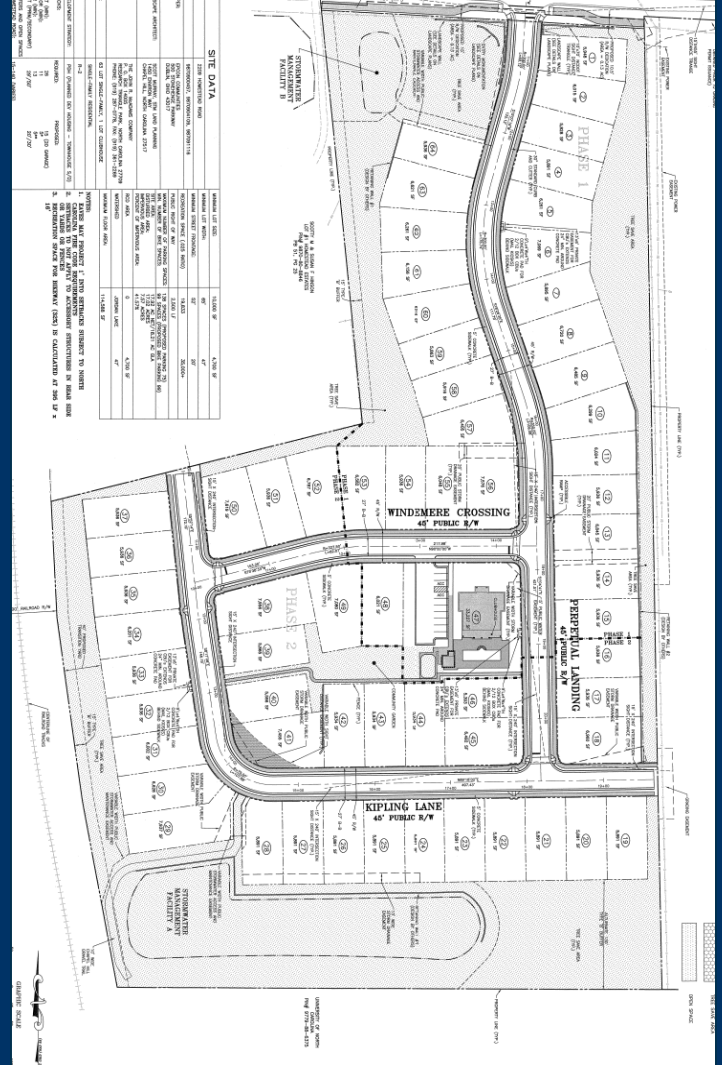
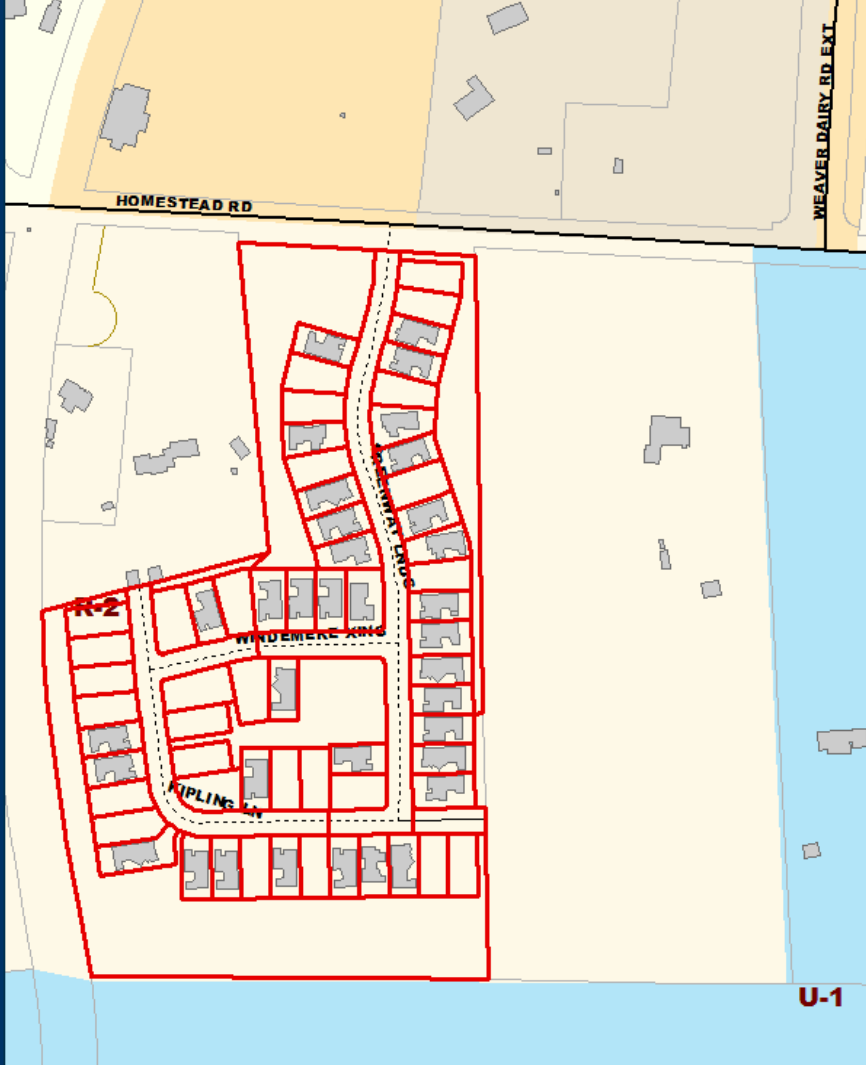
Chandler Woods (Merin Road Development)



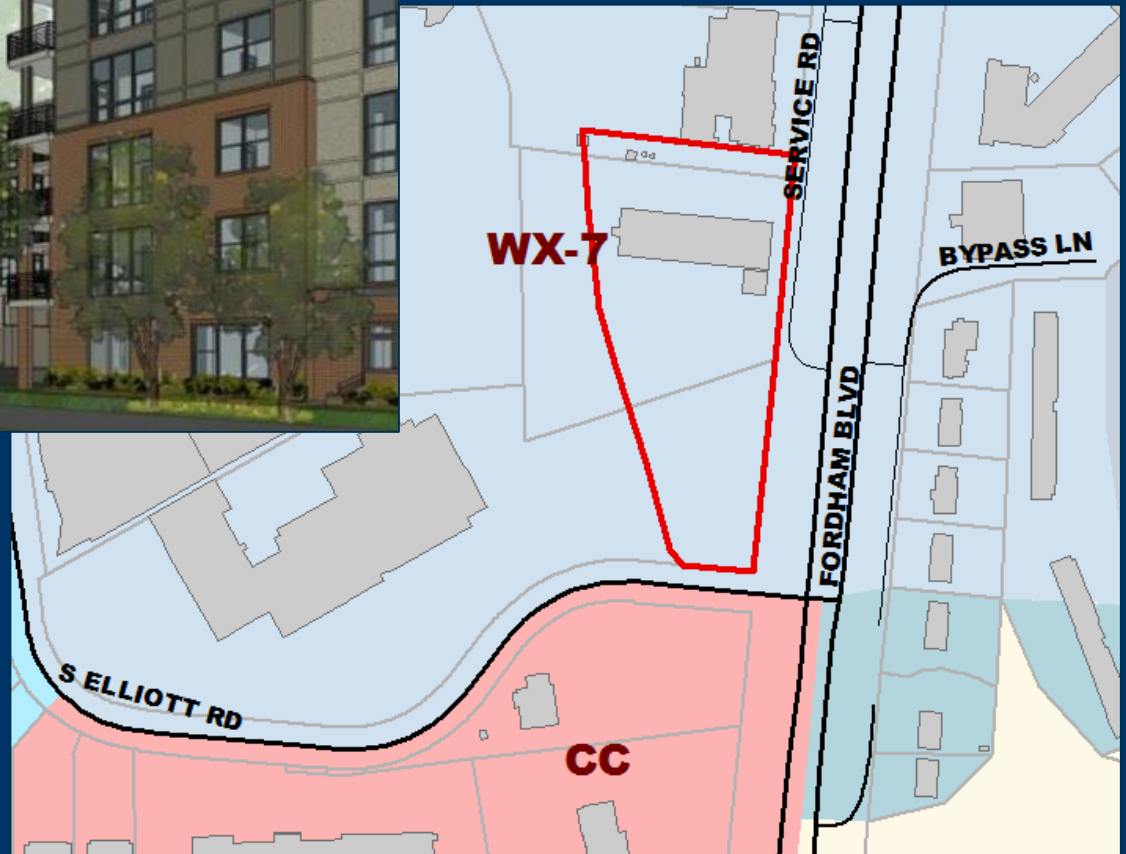
Chapel Hill Retirement Residences



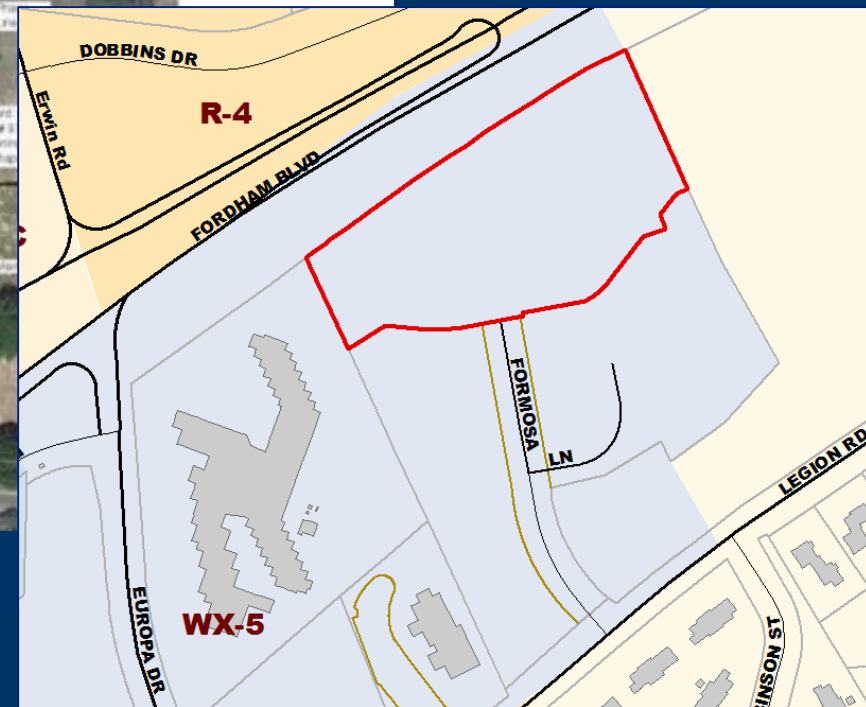
Courtyards of Homestead



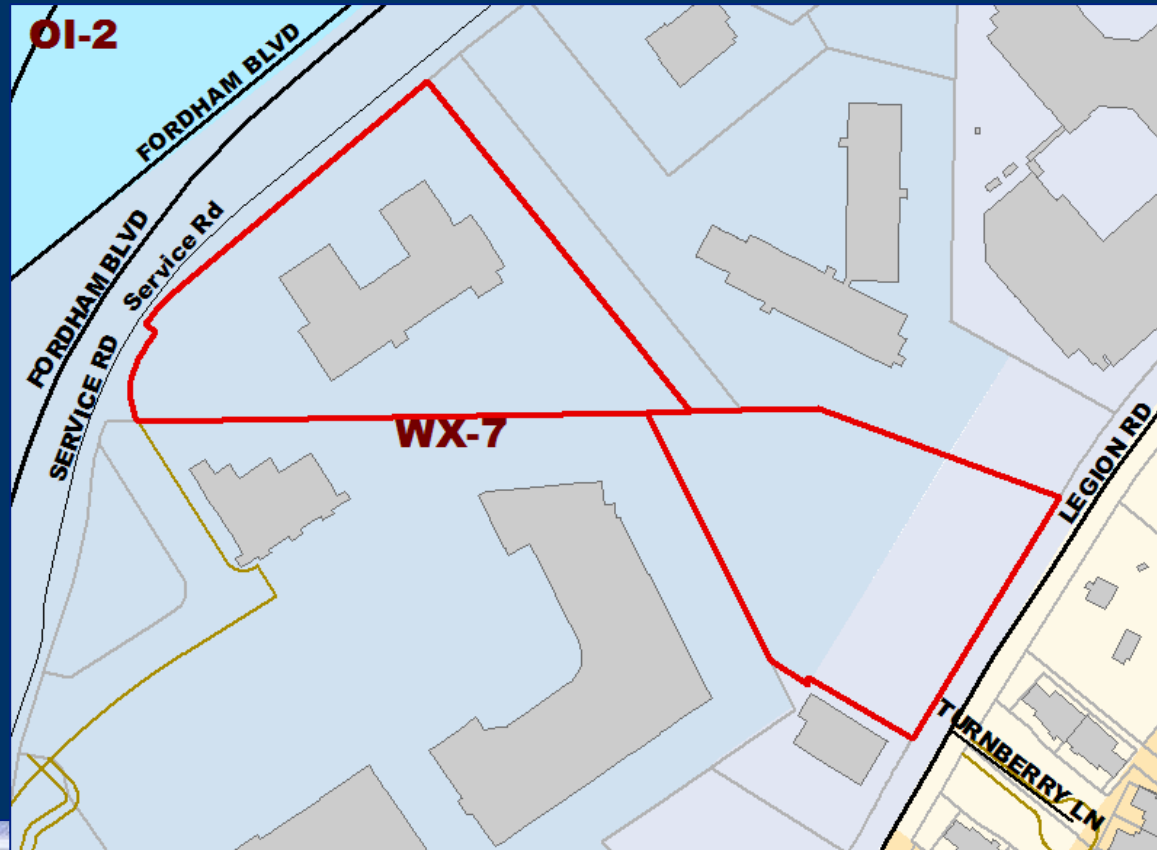
Fordham Boulevard Apartments



Greenfield Commons (DHIC Phase 2)



Hillstone Chapel Hill

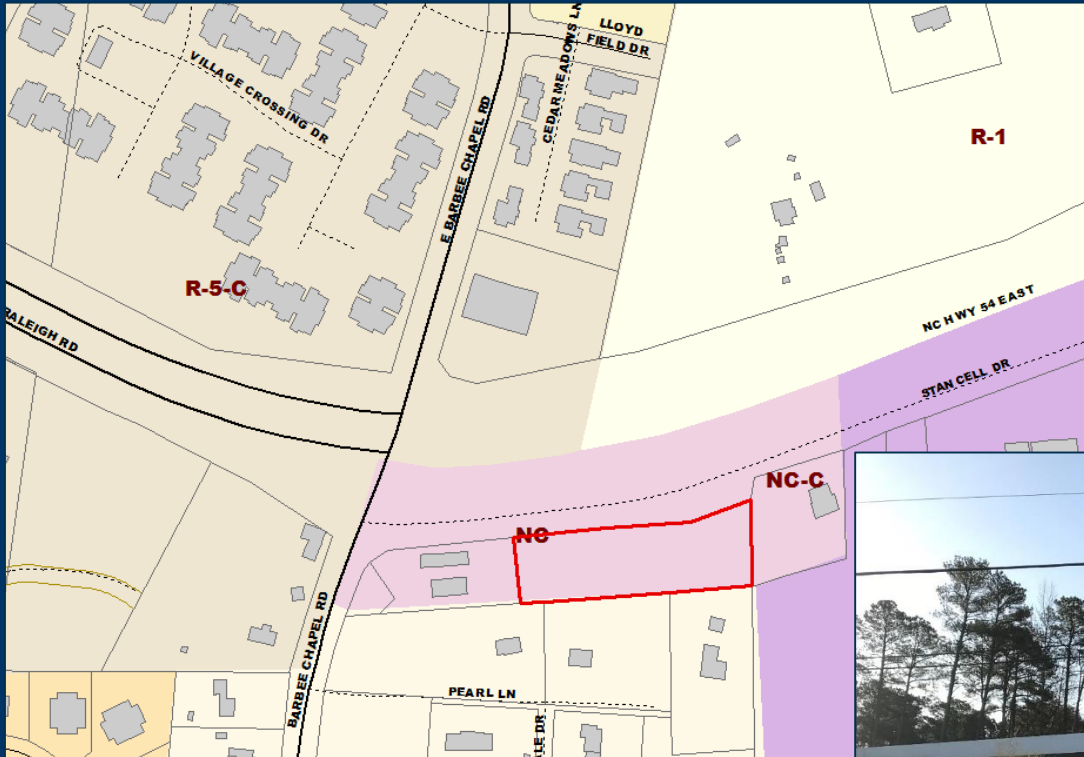


Projects Recently Completed

- **Stancell Drive Car Wash**
- **Station at East 54**
(Fire Station #2)



Stancell Drive Car Wash



Station at East 54 (Fire Station #2)



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	Complete	\$132,000					←										
E/F Transportation Impact Analysis	Complete	\$195,840					←										
Downtown 2020 Work Plan Implementation ¹	Ongoing	\$14,650 to date					←										
Station Area Planning	In process	FTA grant							←								
Wireless Communications Initiative	Complete	\$35,500						←									
Blue Hill Design Guidelines	Complete	\$129,155							← Original →								
Downtown Circulation and Parking Study	Draft	\$55,690 - Phs. 1, 2							←								
Greene Tract/Rogers Road	In process											←					
Land Use Review and LUMO Re-write	Part 1 (FLUM) In Process	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.



Question & Answer



TOWN OF CHAPEL HILL