

# Planning and Development Update



**Ben Hitchings, FAICP, CZO**  
**Planning Director**  
**December 7, 2018**



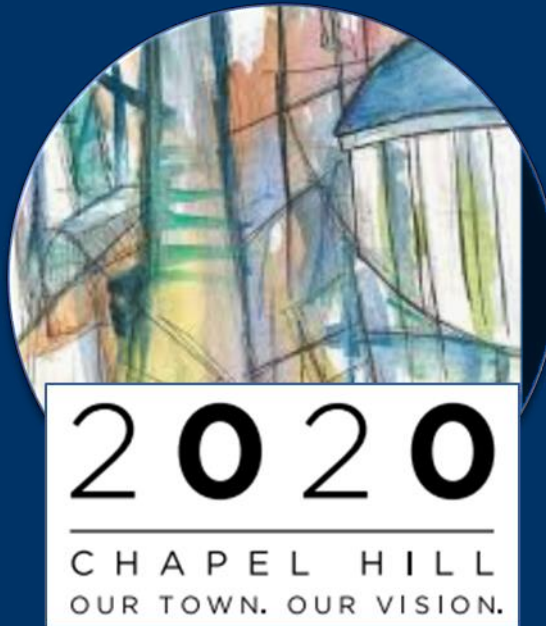
**TOWN OF CHAPEL HILL**

# Turkey Leg 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

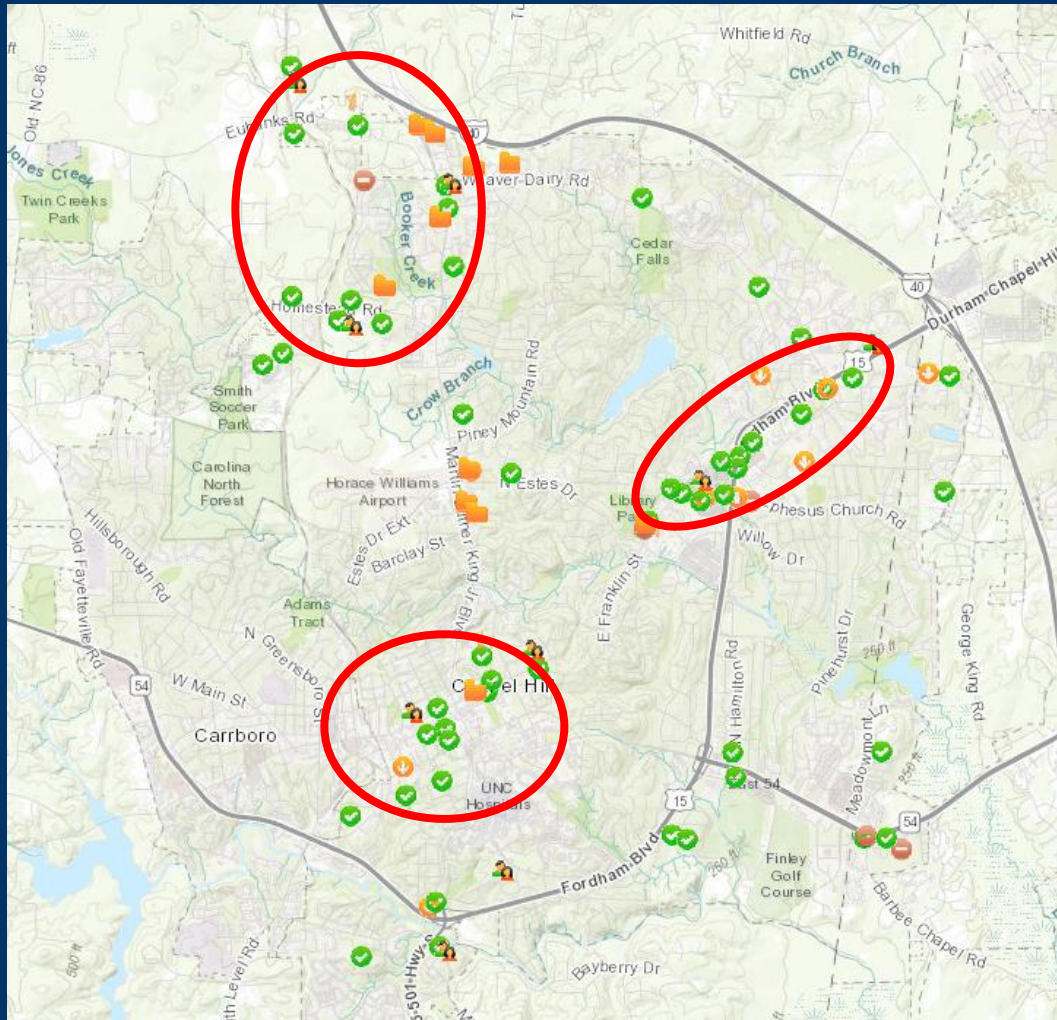


Town/Gown  
Collaboration



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- Withdrawn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

Bixley Subdivision

Erwin Road Apartments/Residence Inn

Habitat/Carol Woods

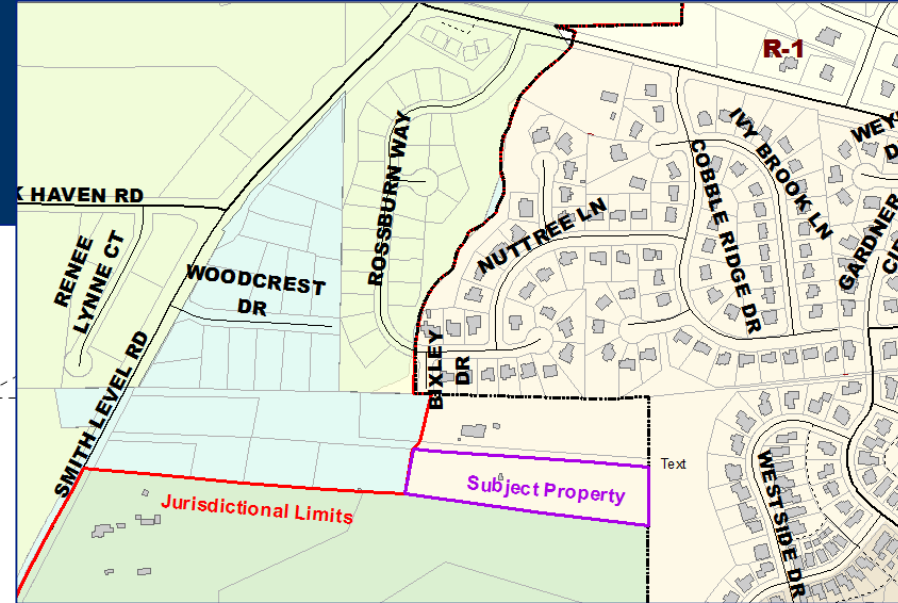
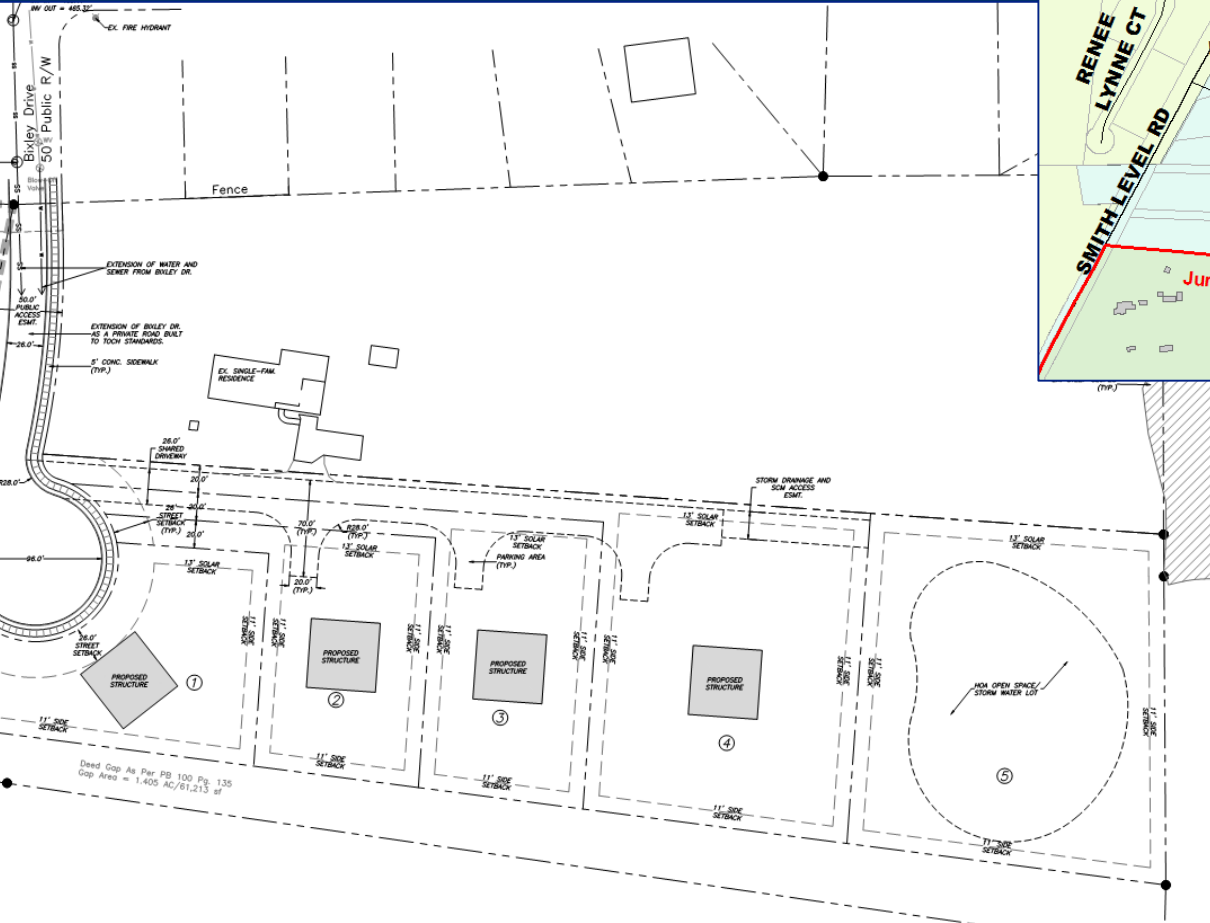
2200 Homestead Road

1200 MLK

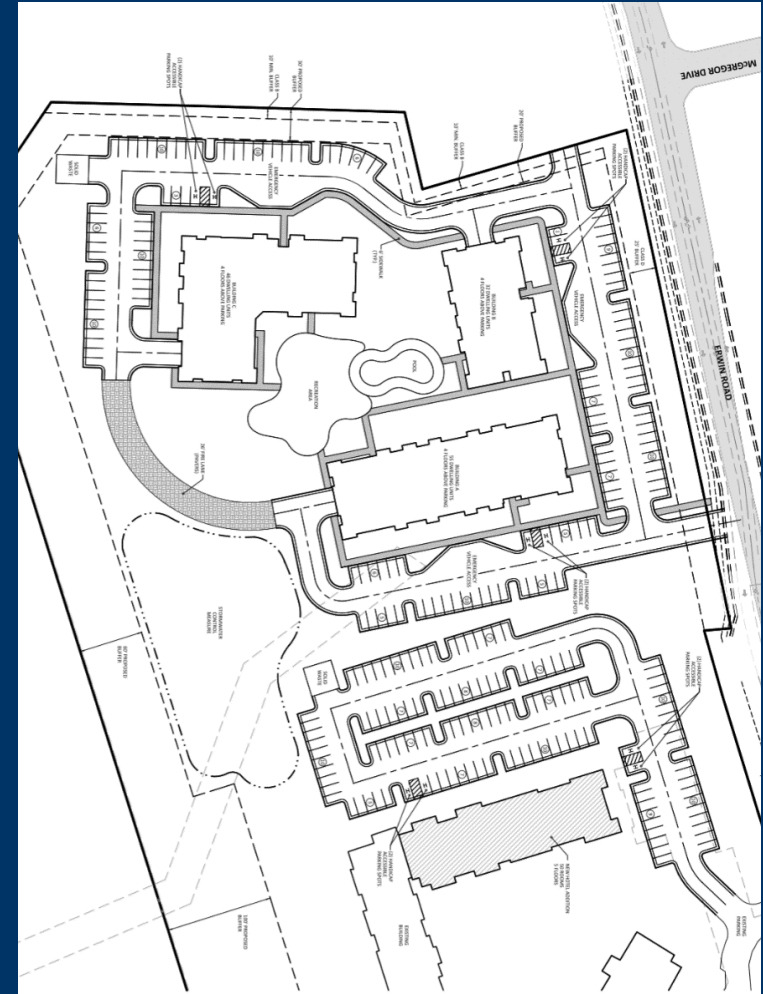
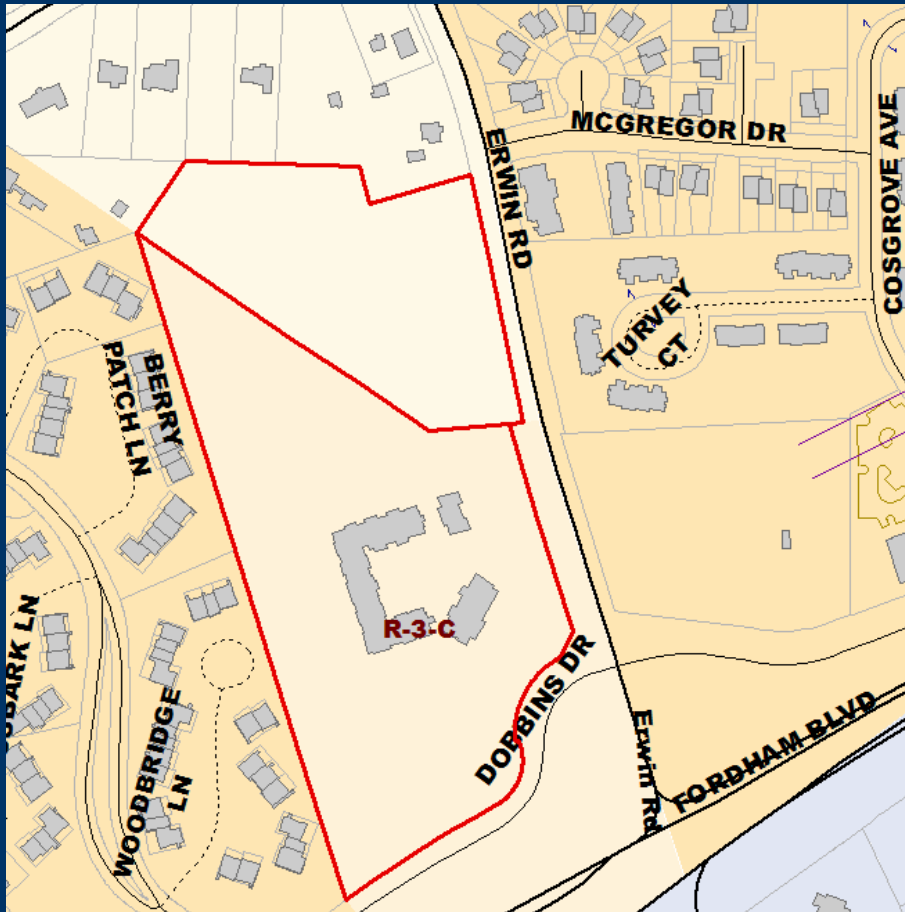
Obey Meadows



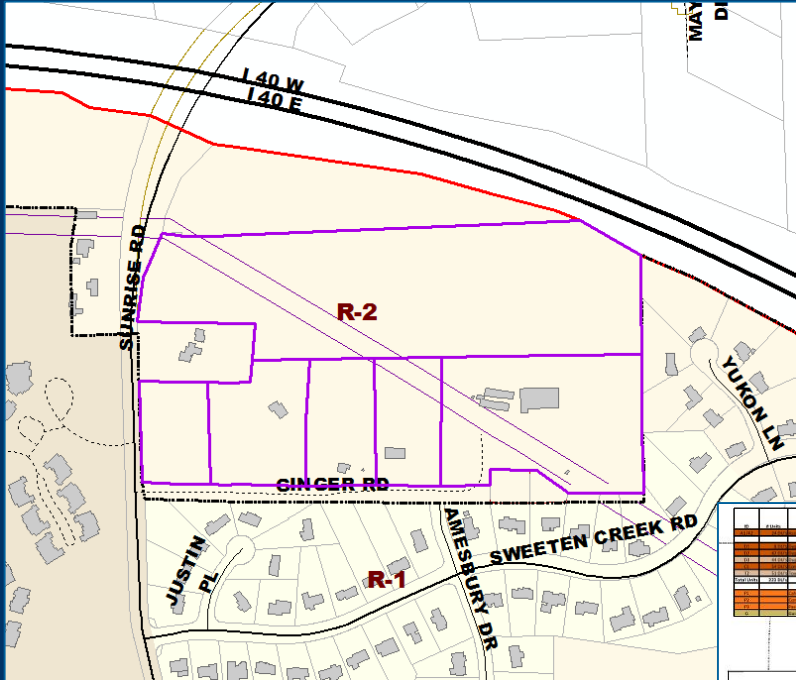
# Bixley Subdivision



# Erwin Road Apartments/ Residence Inn



# Habitat/Carol Woods



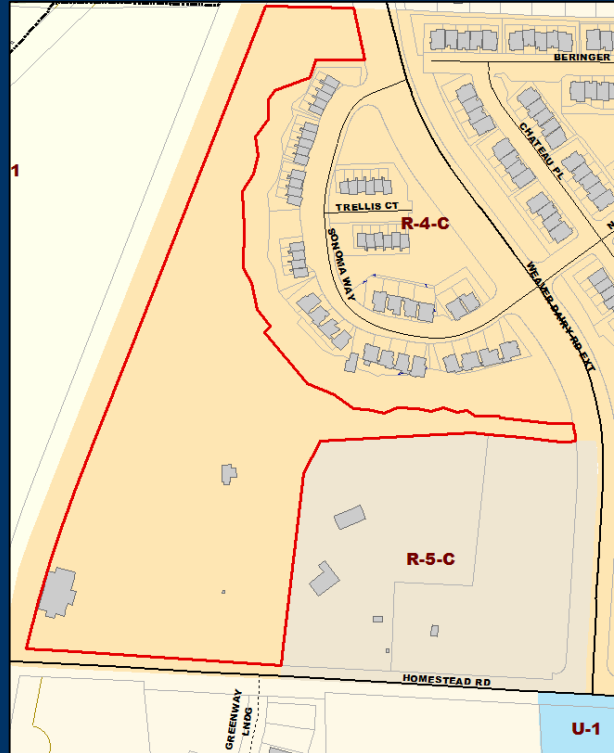
Lot #	Area	Volume	Dist. Type	Dist. Code	Dist. Name	Dist. Det. Use	Dist. Use	Dist. Code	Dist. Code
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103	103	103	103	103	103	103	103	103	103
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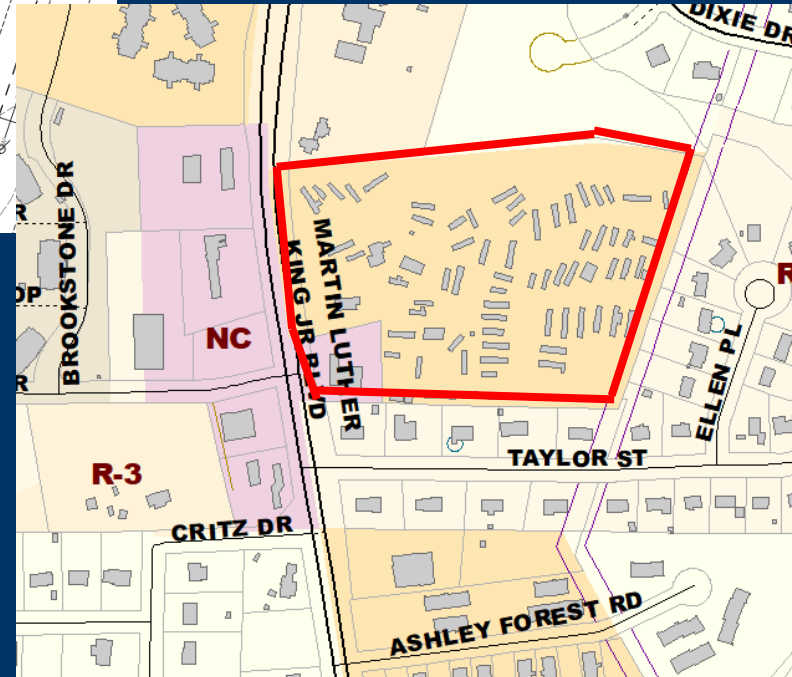
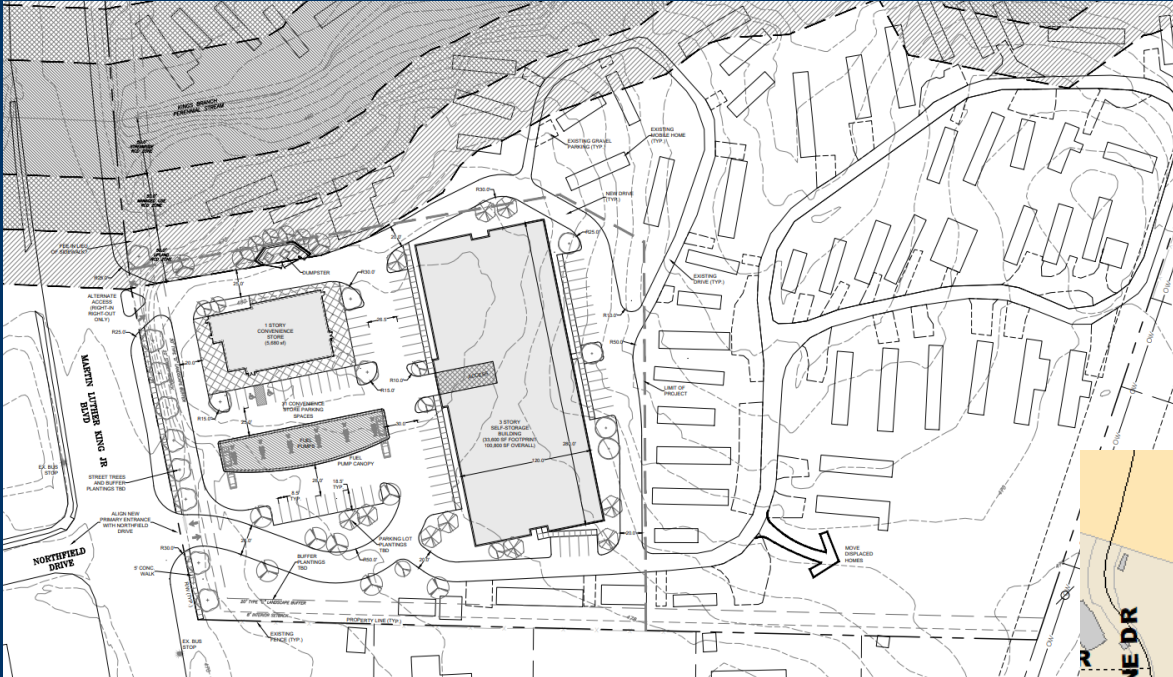


# 2200 Homestead Residential Community

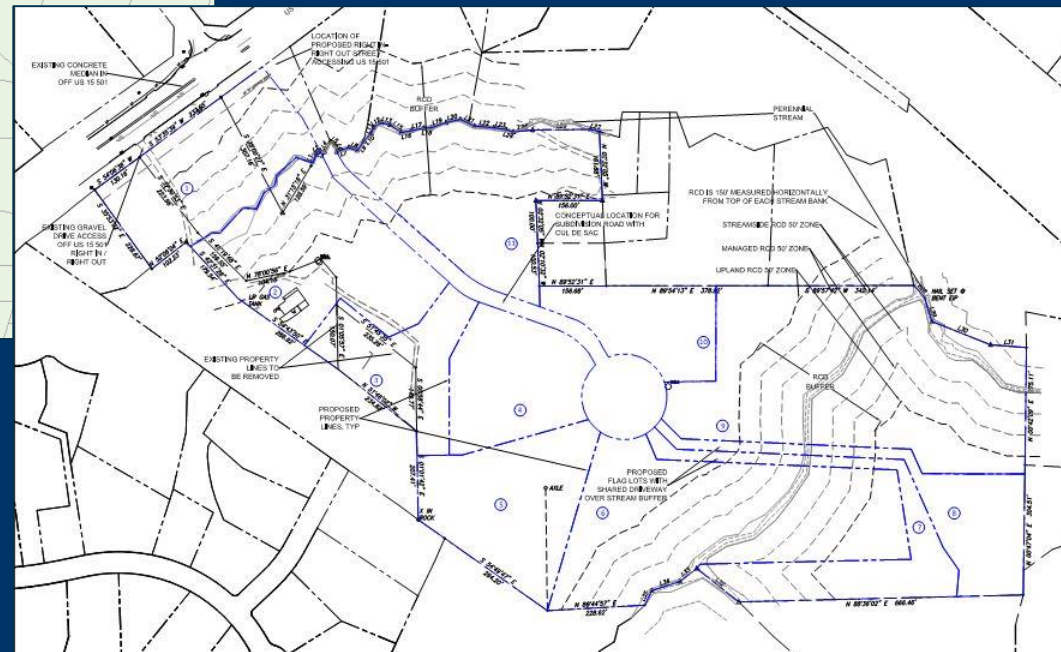
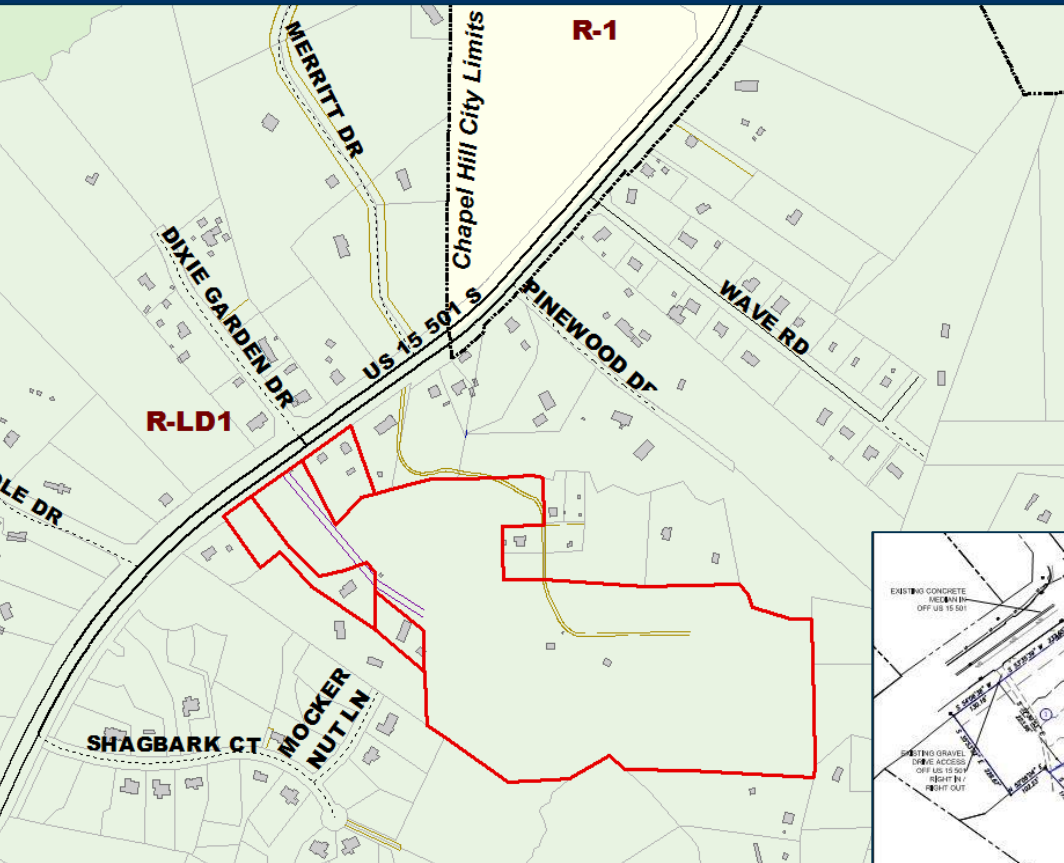
## Community



# 1200 MLK



# Obey Meadows



# Special Use Permit Updates

Active Adult Retirement Residence (Homestead Rd)

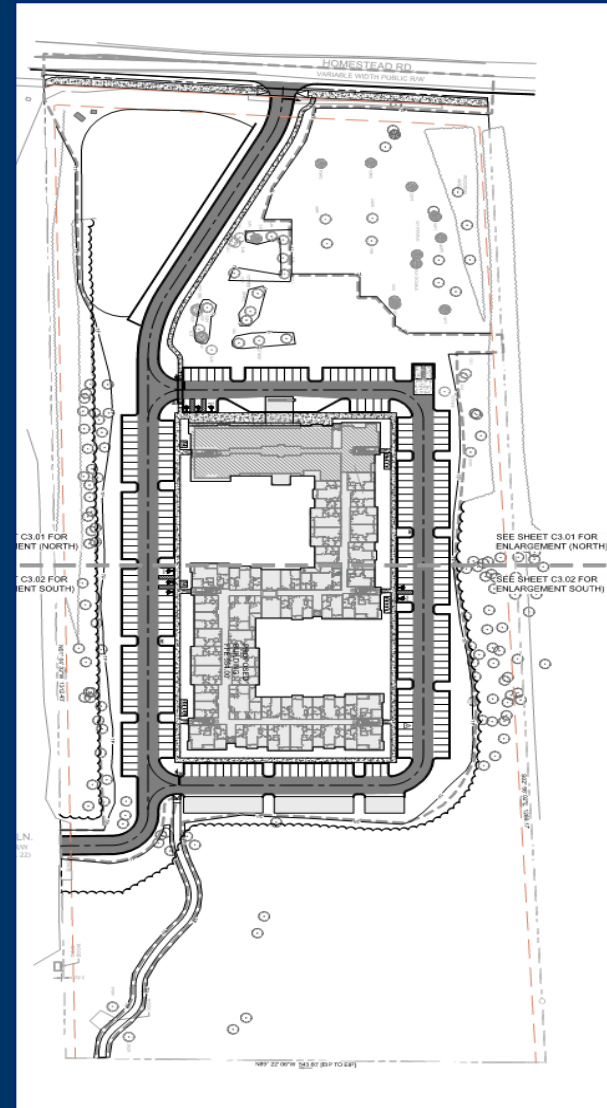
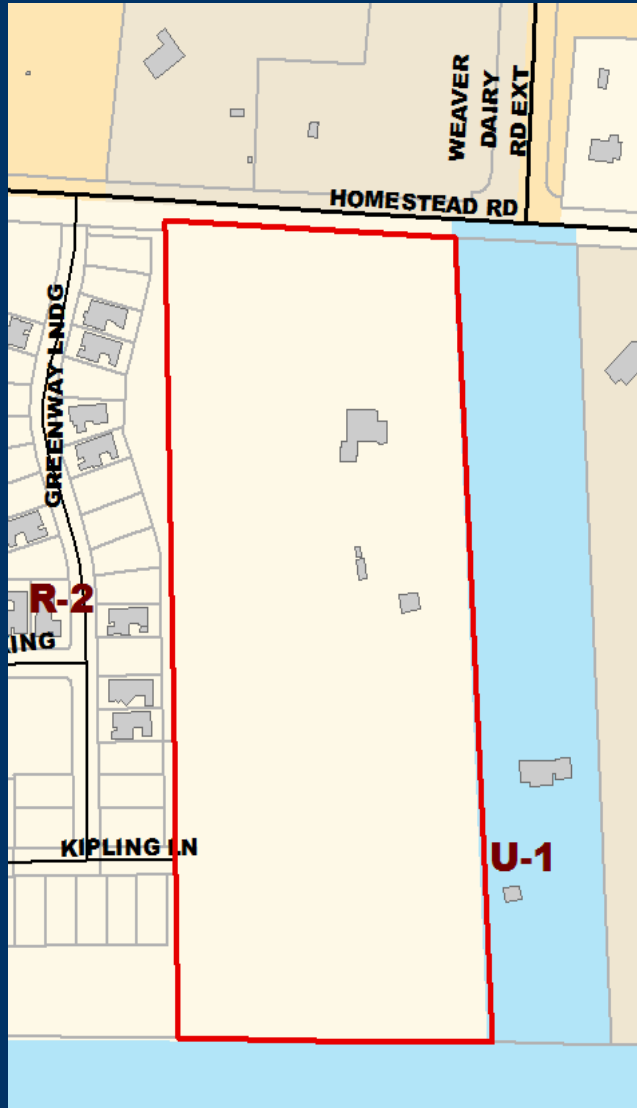
Chapel Hill Cooperative Preschool

Columbia St. Annex

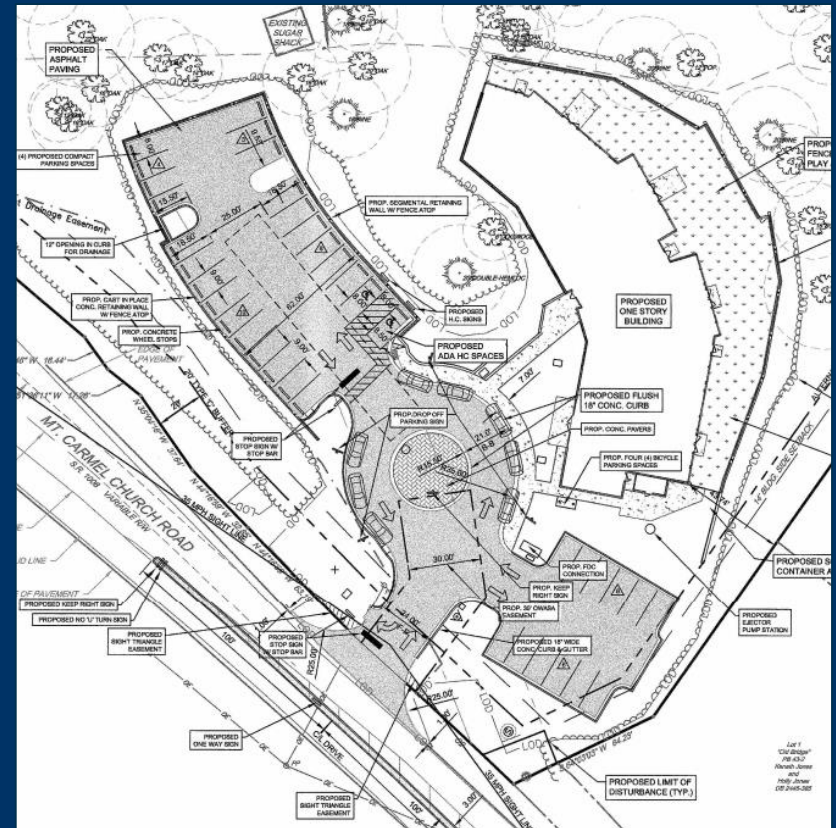
Dunkin Donuts



# Active Adult Retirement Apartments



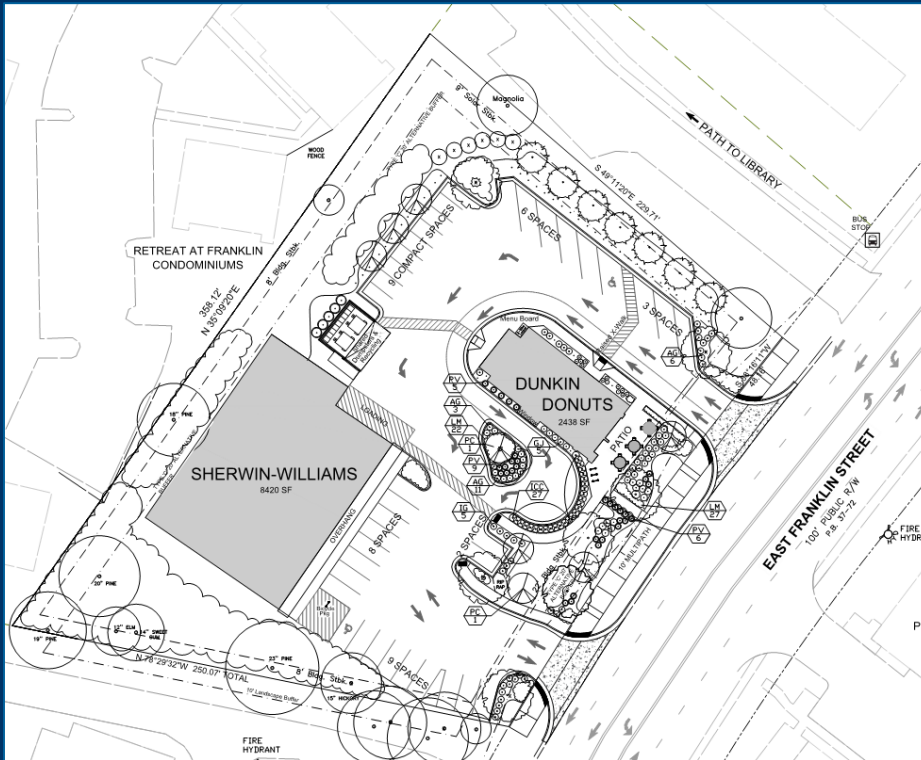
# Chapel Hill Cooperative Preschool



# Columbia St. Annex Mixed Use



# Dunkin Donuts Drive-Thru



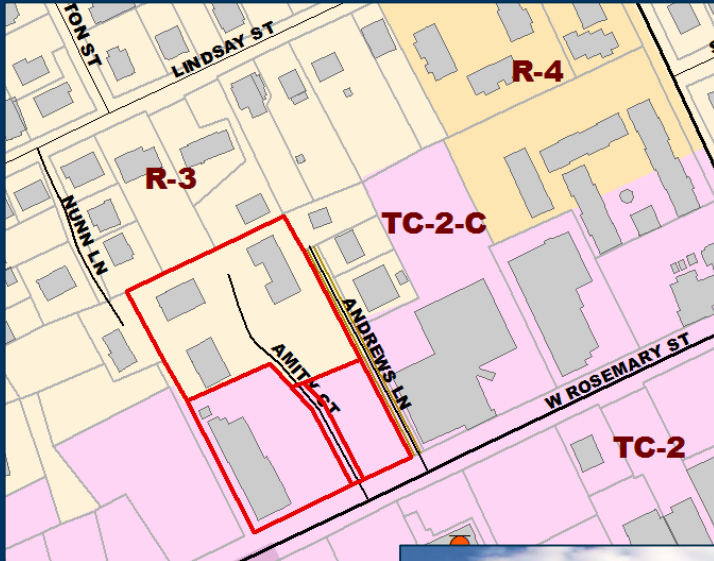


# Development Agreements

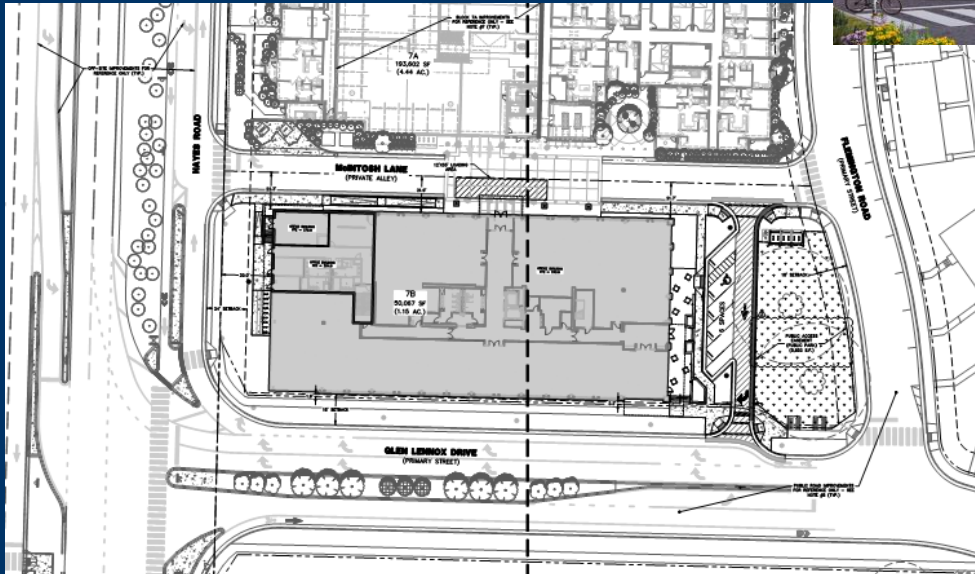
- **Amity Station**
- **Glen Lennox**



# Amity Station Mixed Use



# Glen Lennox Phase 1b

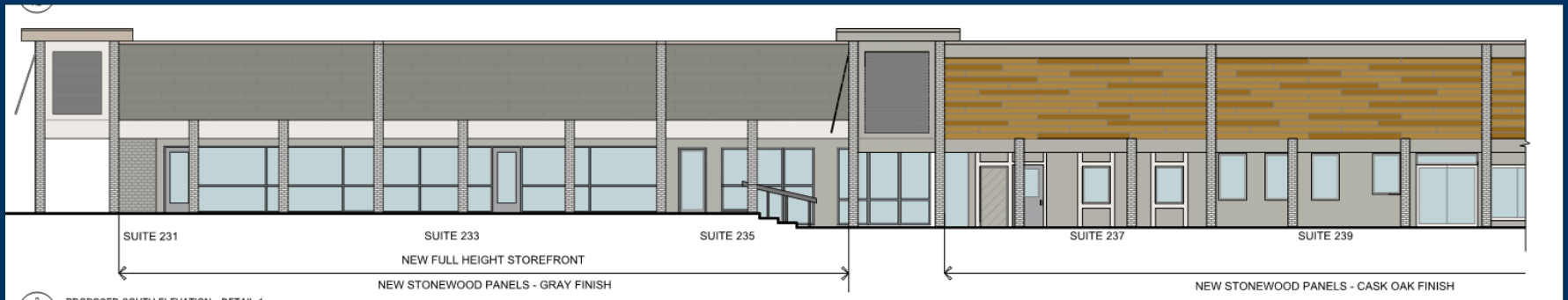
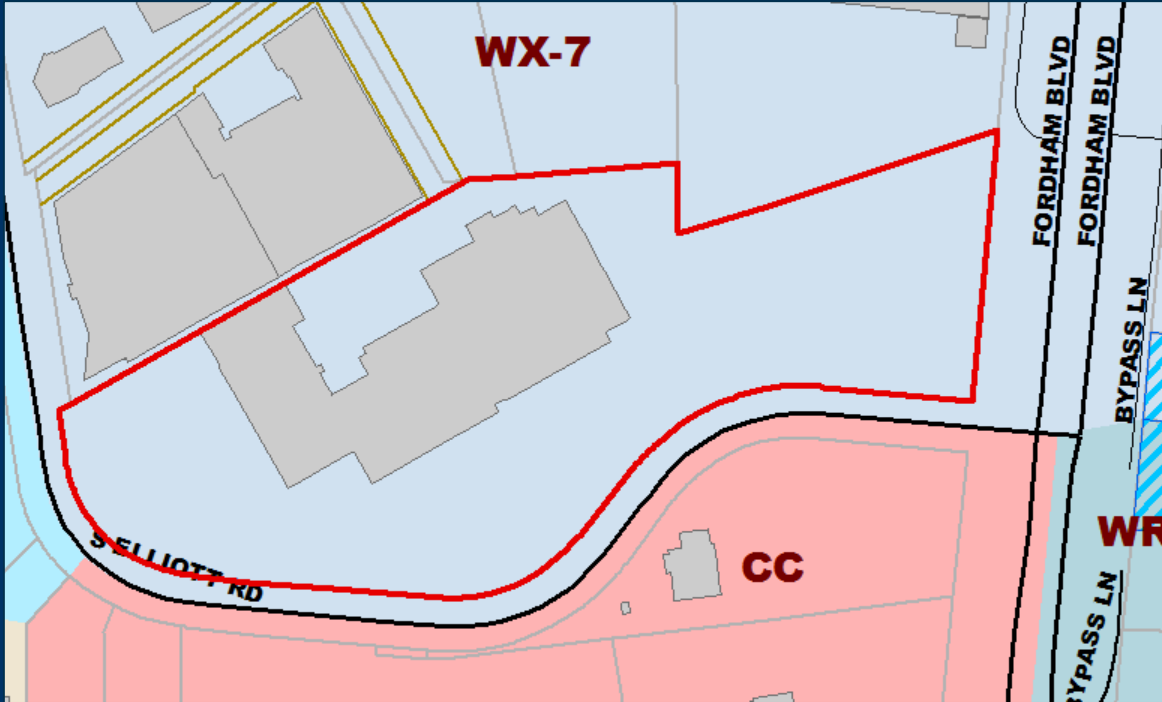


# Blue Hill Projects

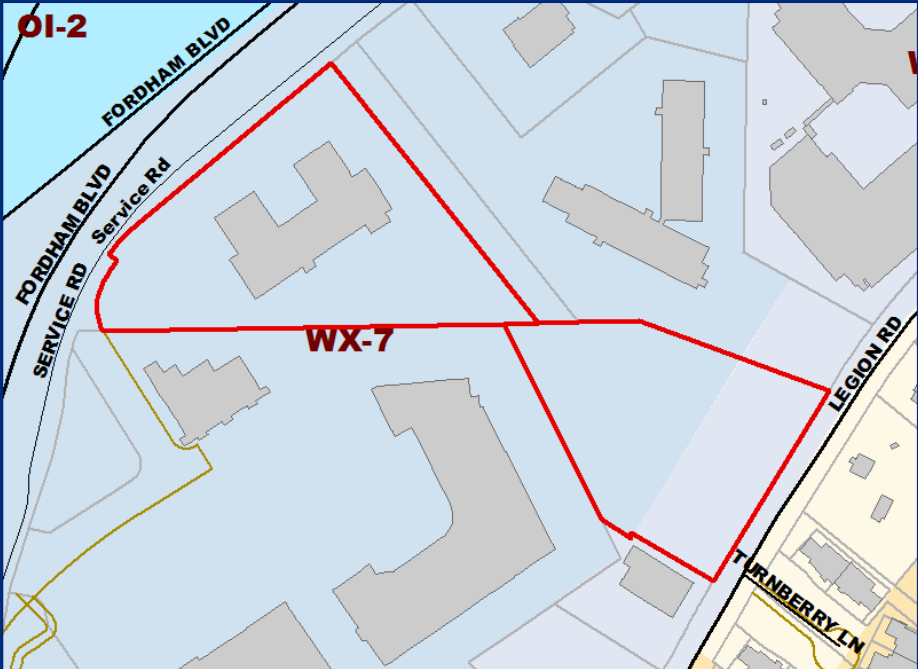
- **Elliott Square/Haw River Grill**
- **Hillstone Minor Modification**
- **Tarheel Lodging Redevelopment**



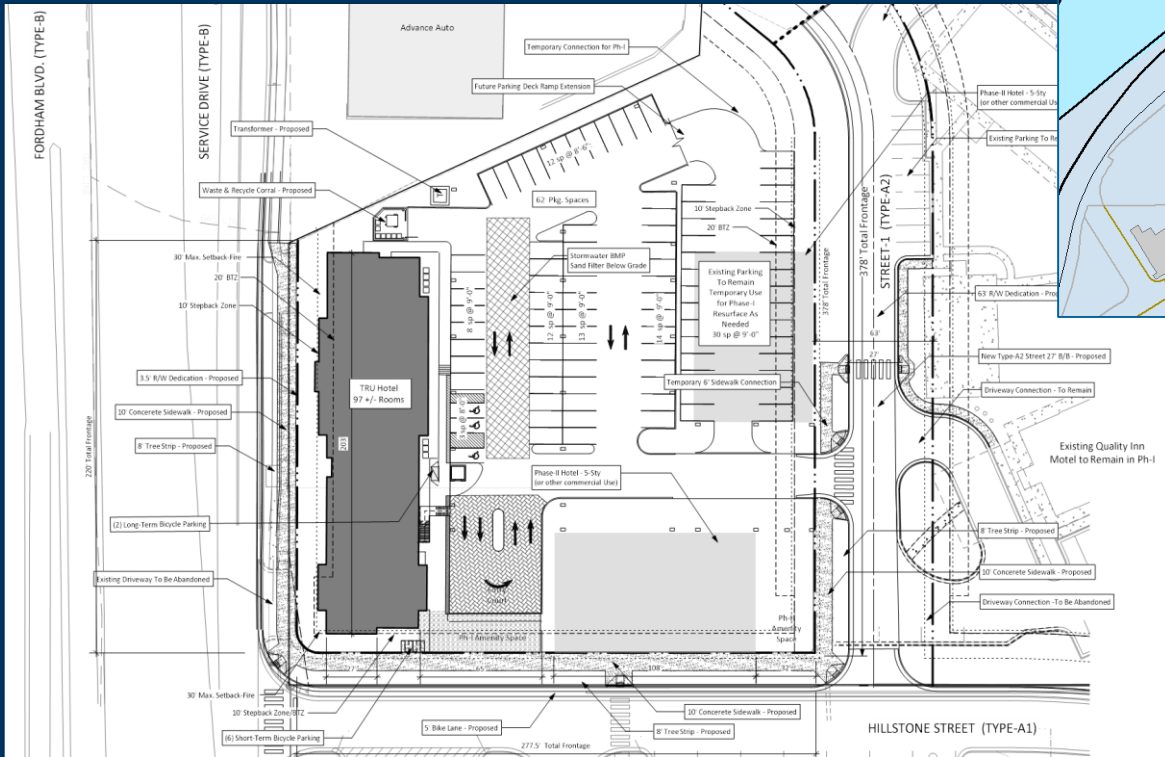
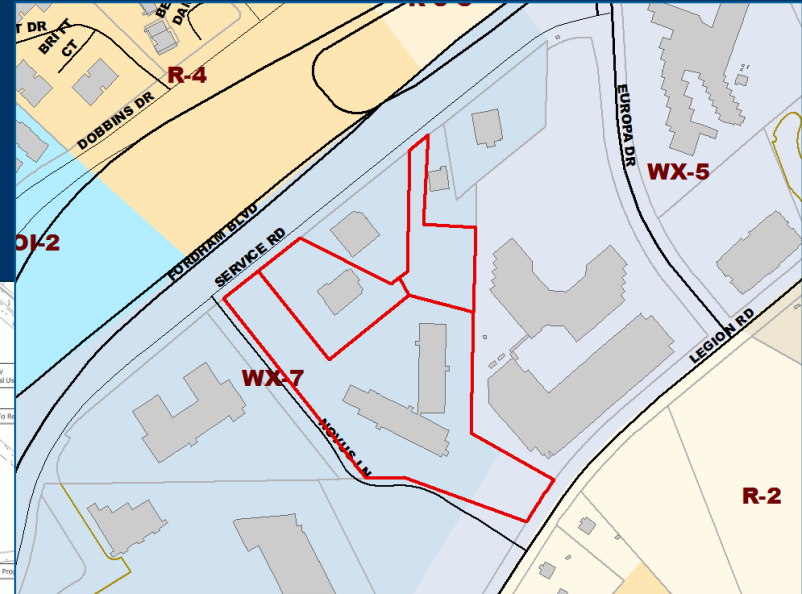
# Elliott Square/Haw River Grill



# Hillstone Minor Modification



# Tarheel Lodging Redevelopment



# Projects Nearing Construction

- **Eastowne UNC Health Care**
- **Oaks Condominiums**
- **Signature Health Care**
- **Turkish Cultural Center**
- **UNC Family House**

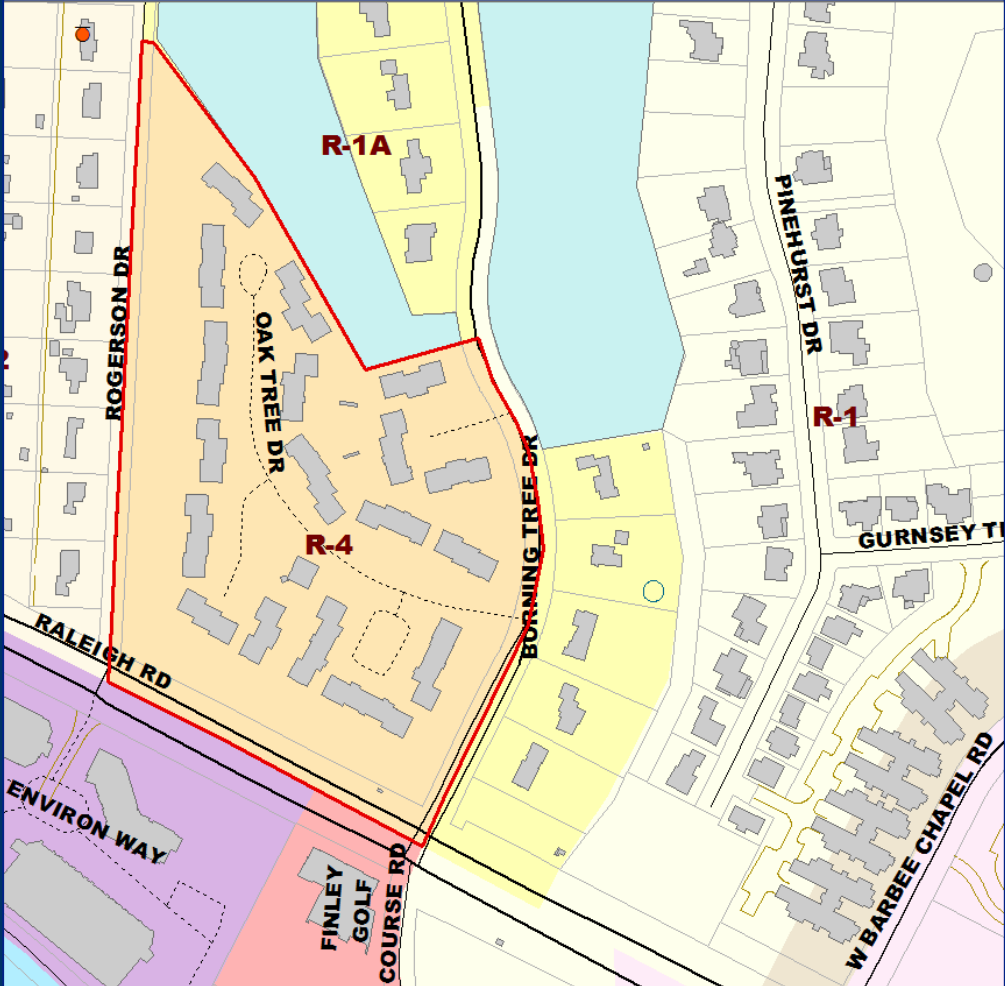
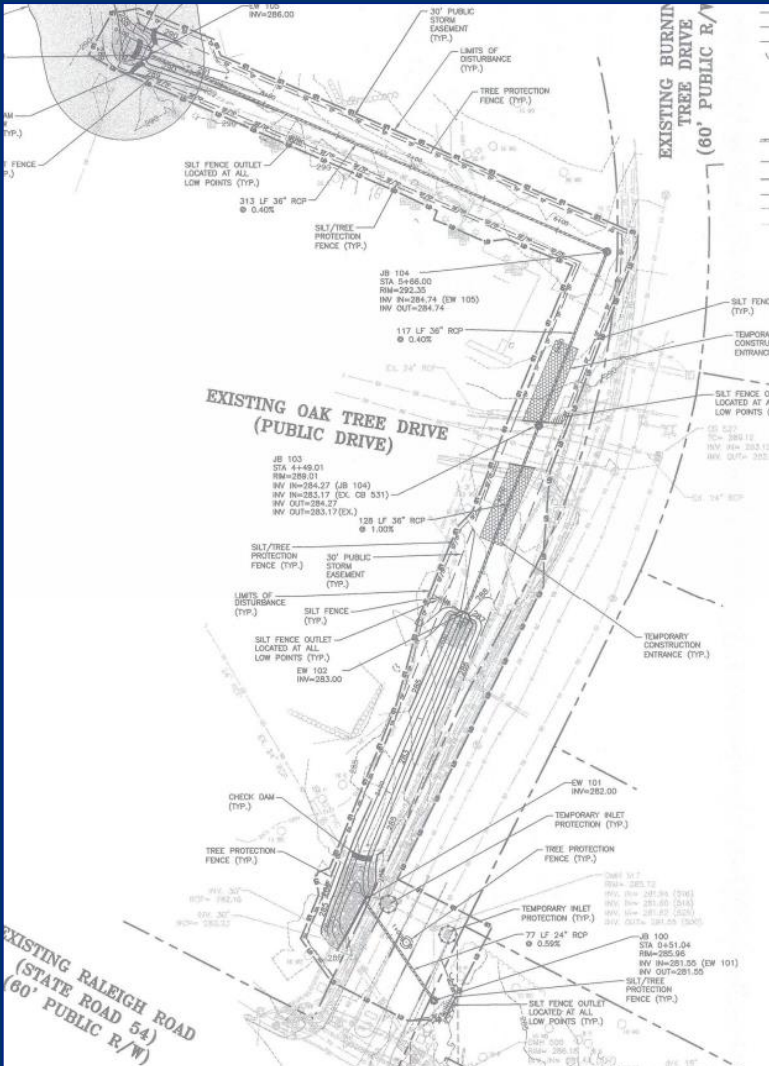




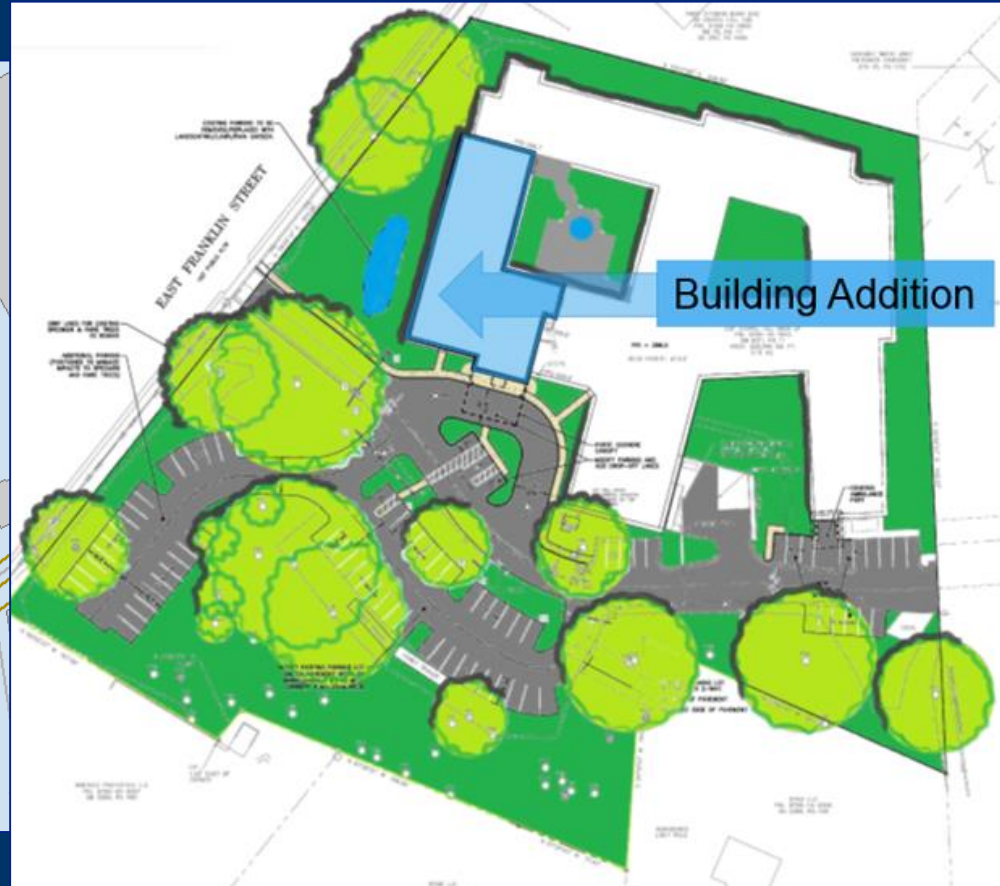
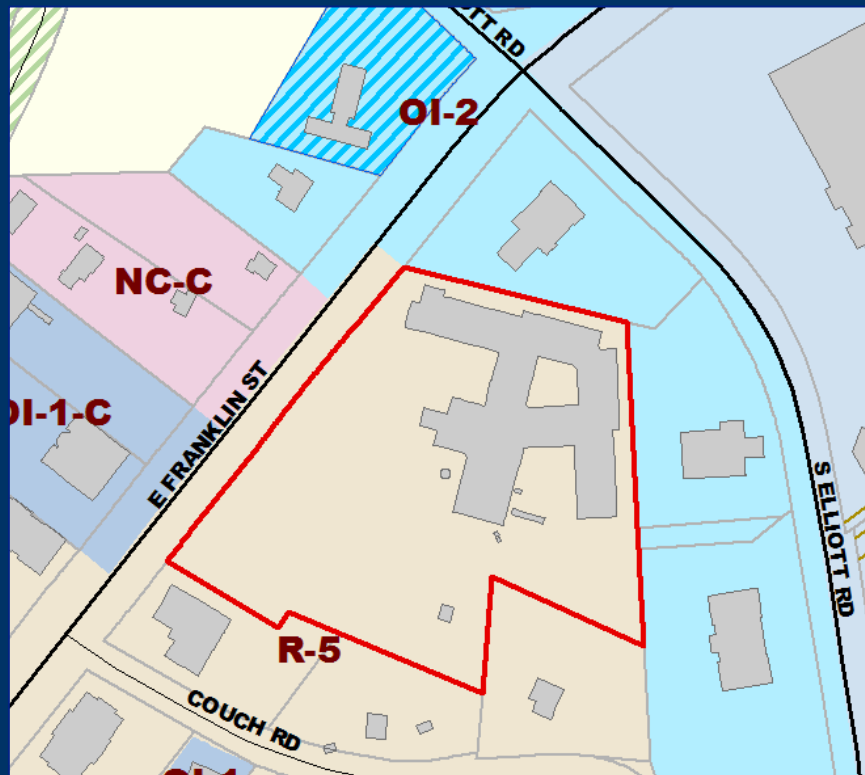
# Eastowne UNC Health Care



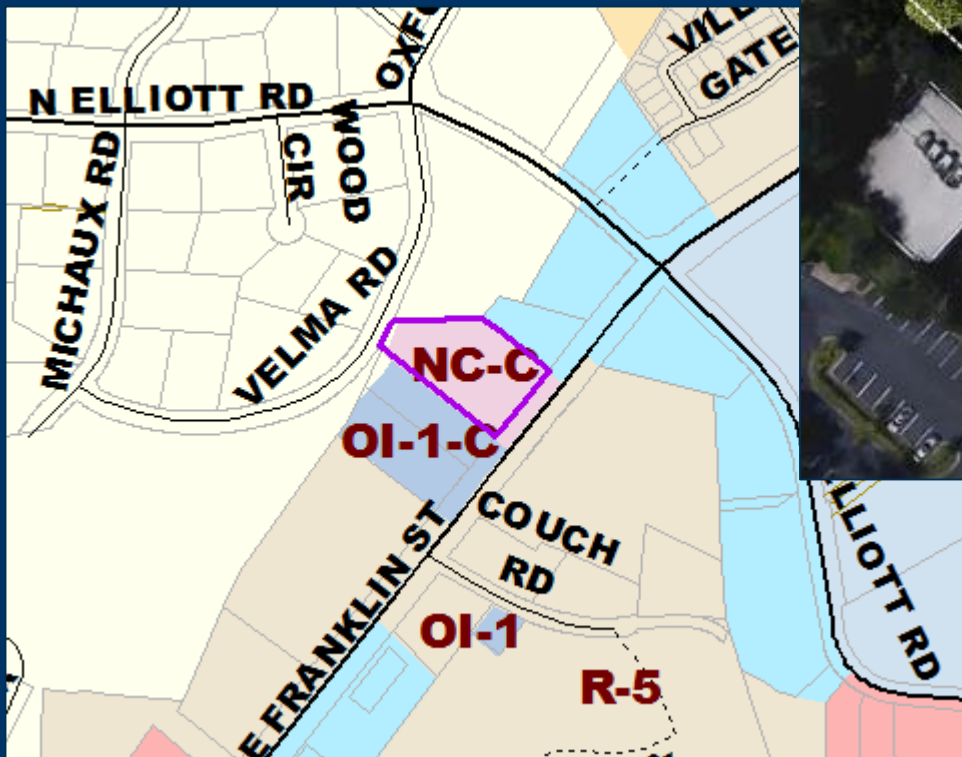
# Oaks Condominiums Stormwater



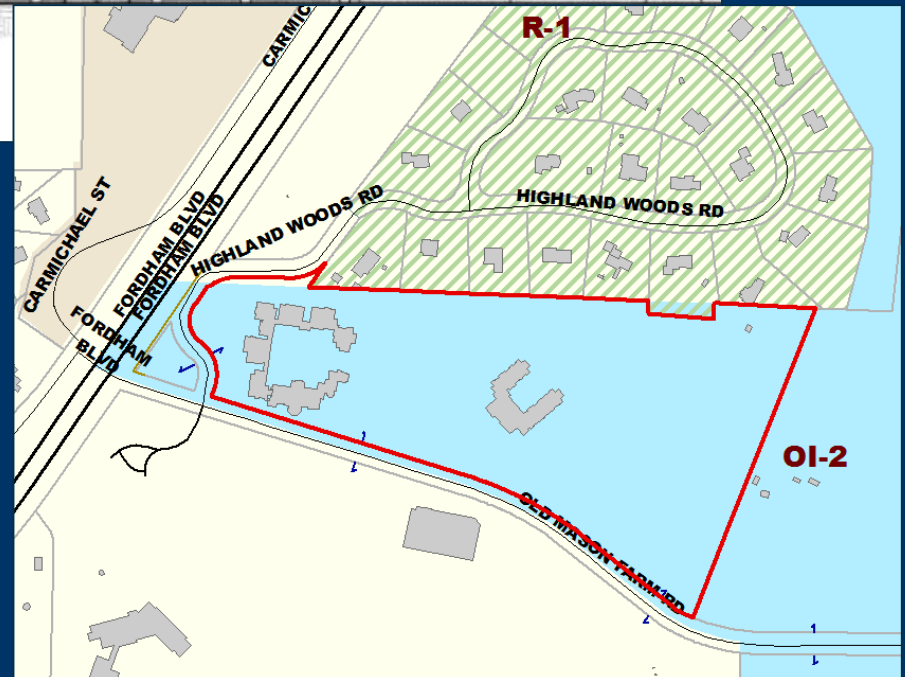
# Signature Health Care



# Turkish Cultural Center



# UNC/SECU Family House

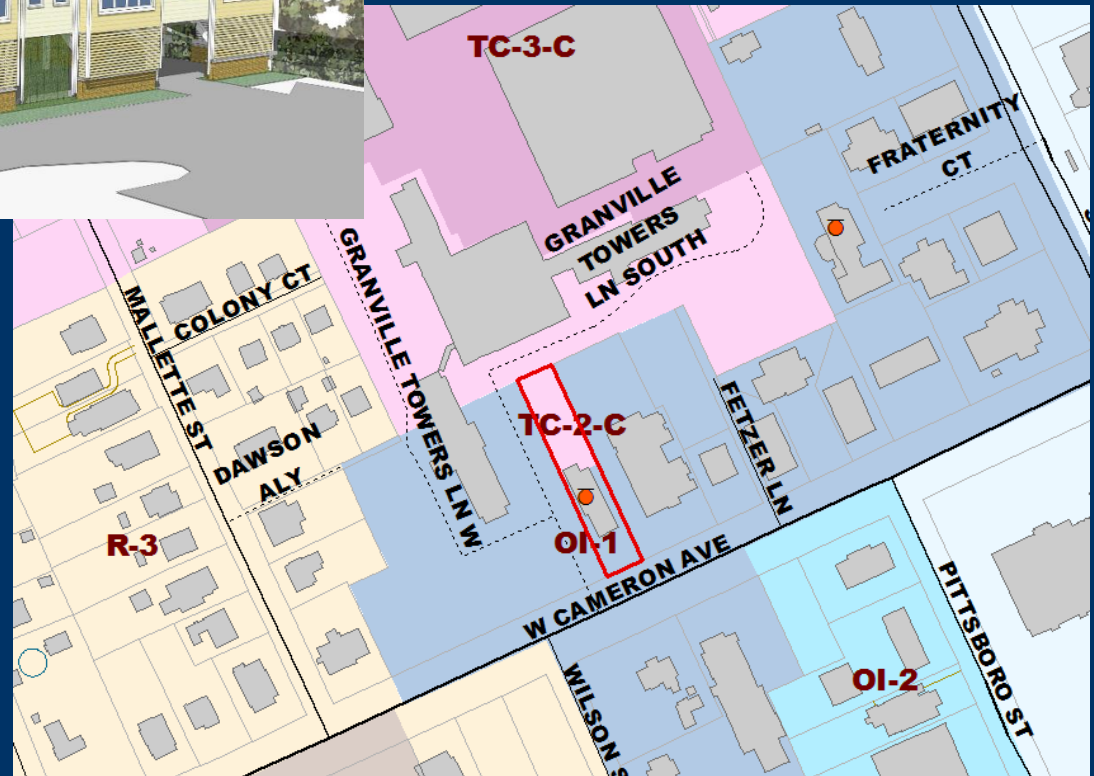


# Projects Under Construction

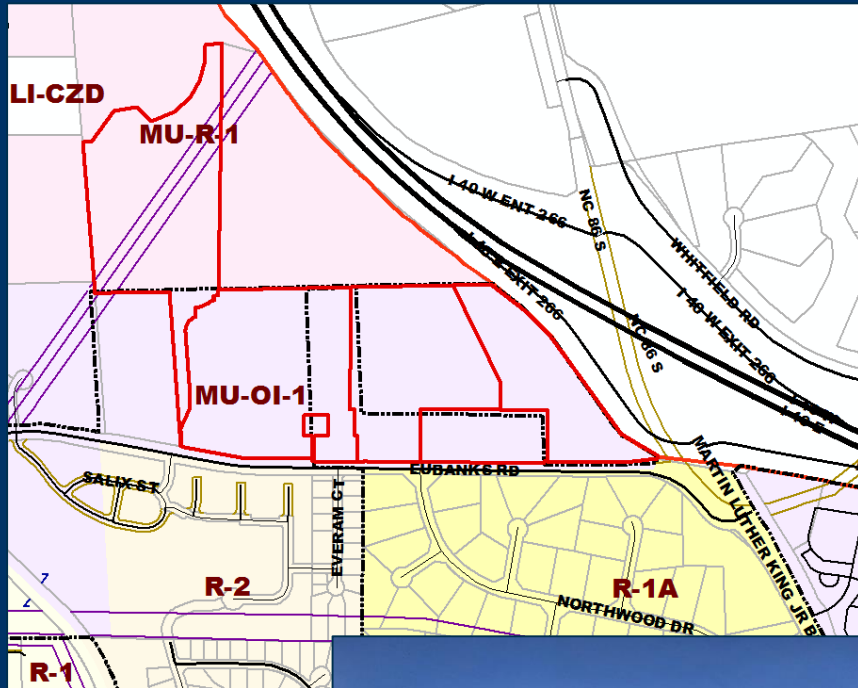
- Bell Leadership
- Carraway Village
- Cedars of Chapel Hill – Dubose Health Center
- Chandler Woods (Merin Road Development)
- Chapel Hill High School
- Chapel Hill Retirement Residences
- Courtyards at Homestead
- Fordham Boulevard Apartments
- Glen Lennox
- Greenfield Commons
- Grove Park
- Hillstone
- UNC Surgical Tower
- Wegmans



# Bell Leadership Office

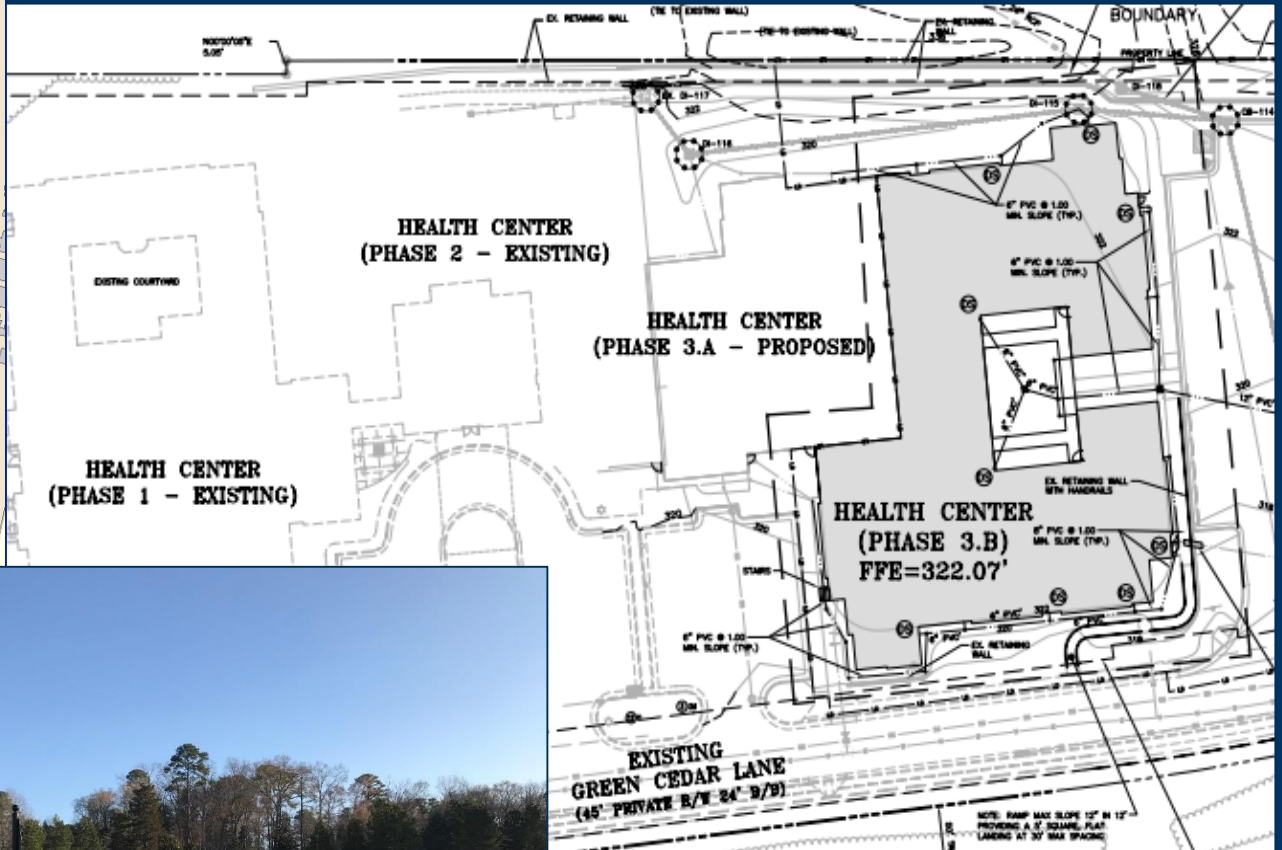


# Carraway Village

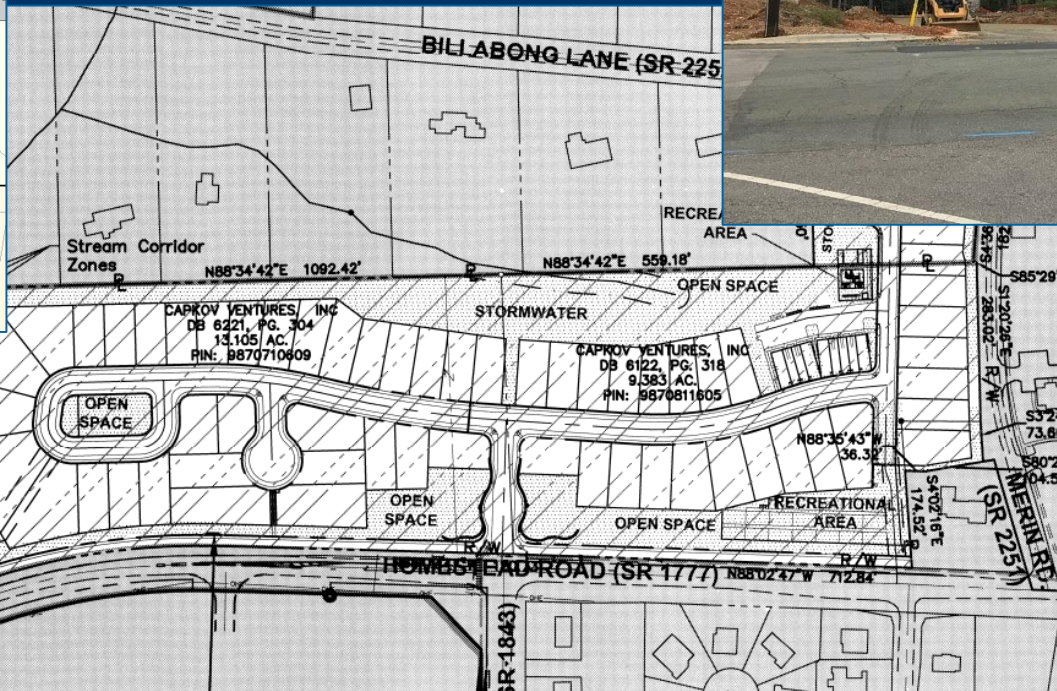
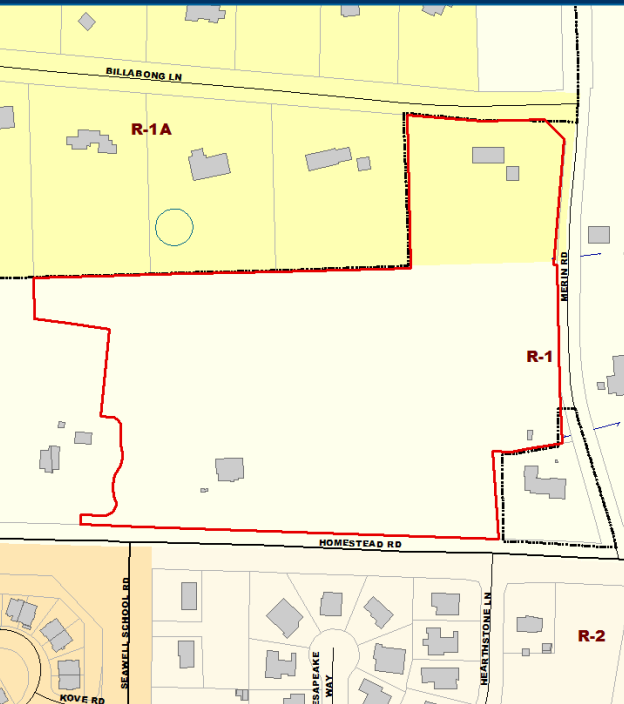




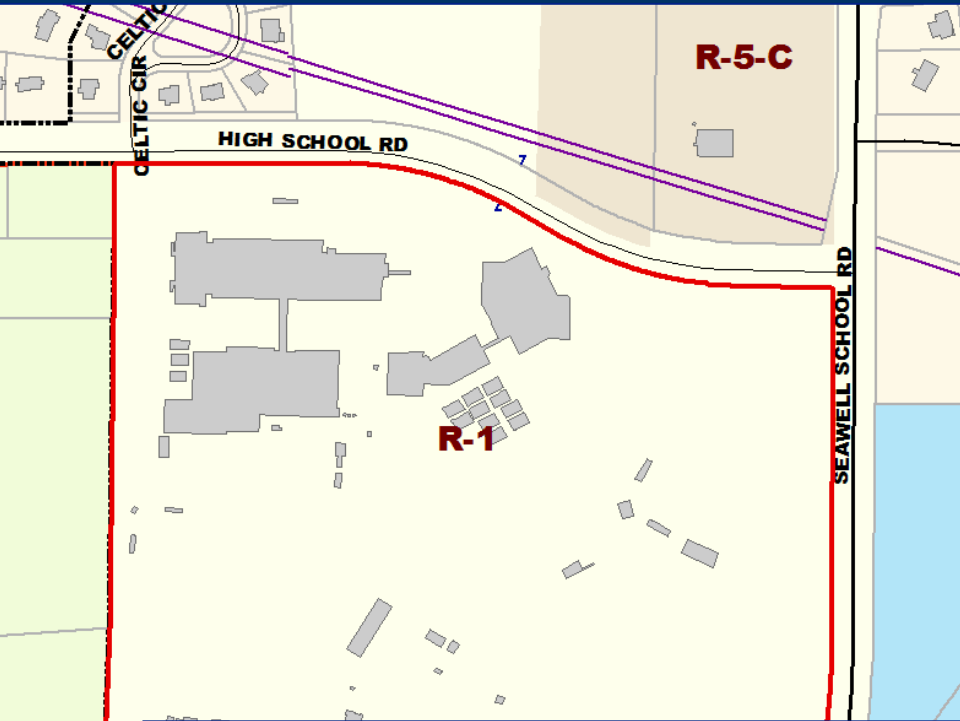
# The Cedars of Chapel Hill – Dubose Health Center



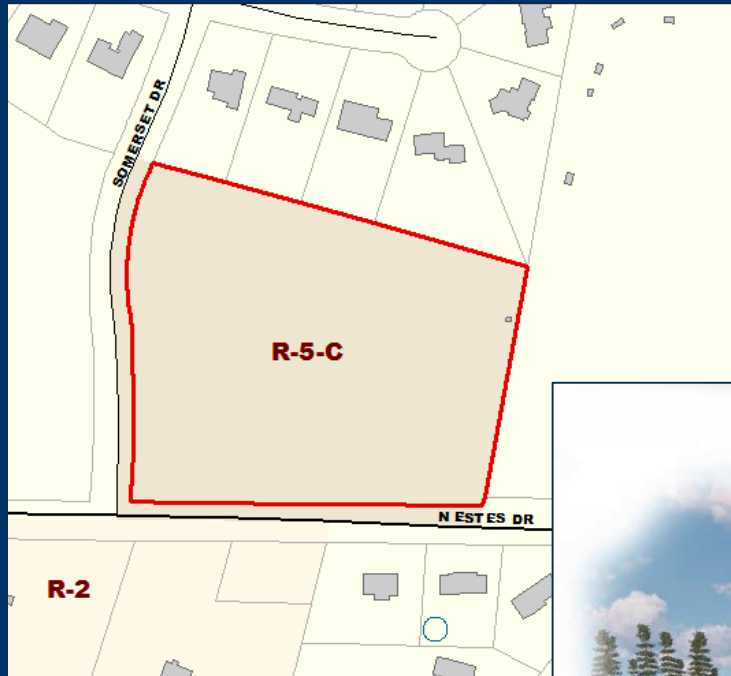
# Chandler Woods (Merin Road Development)



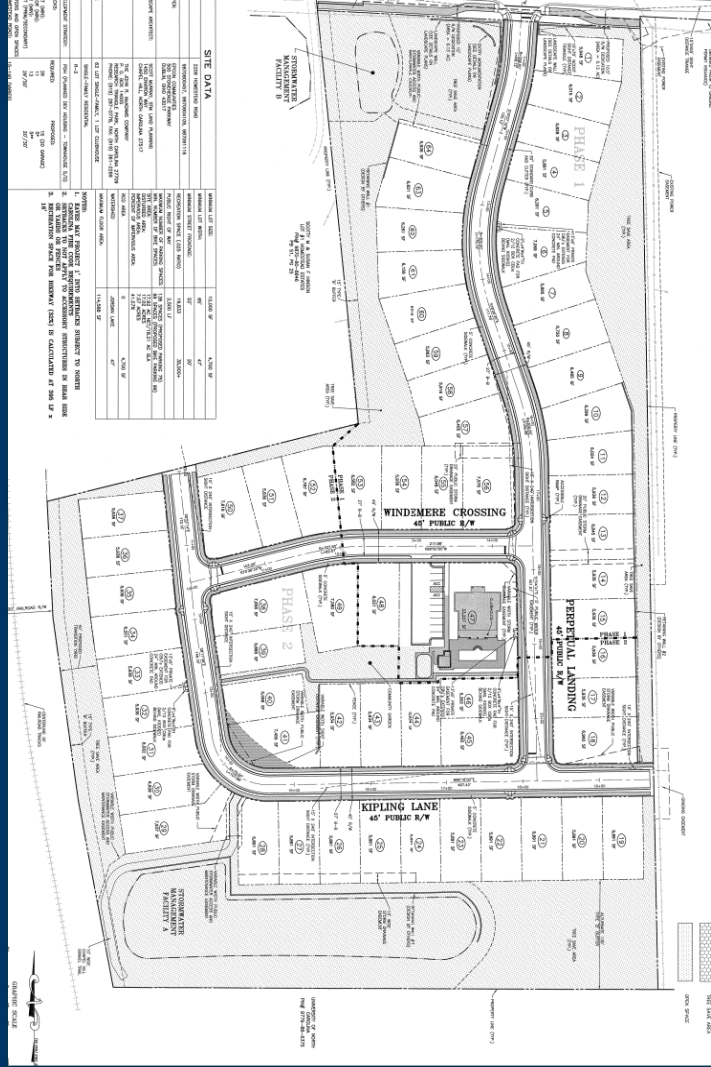
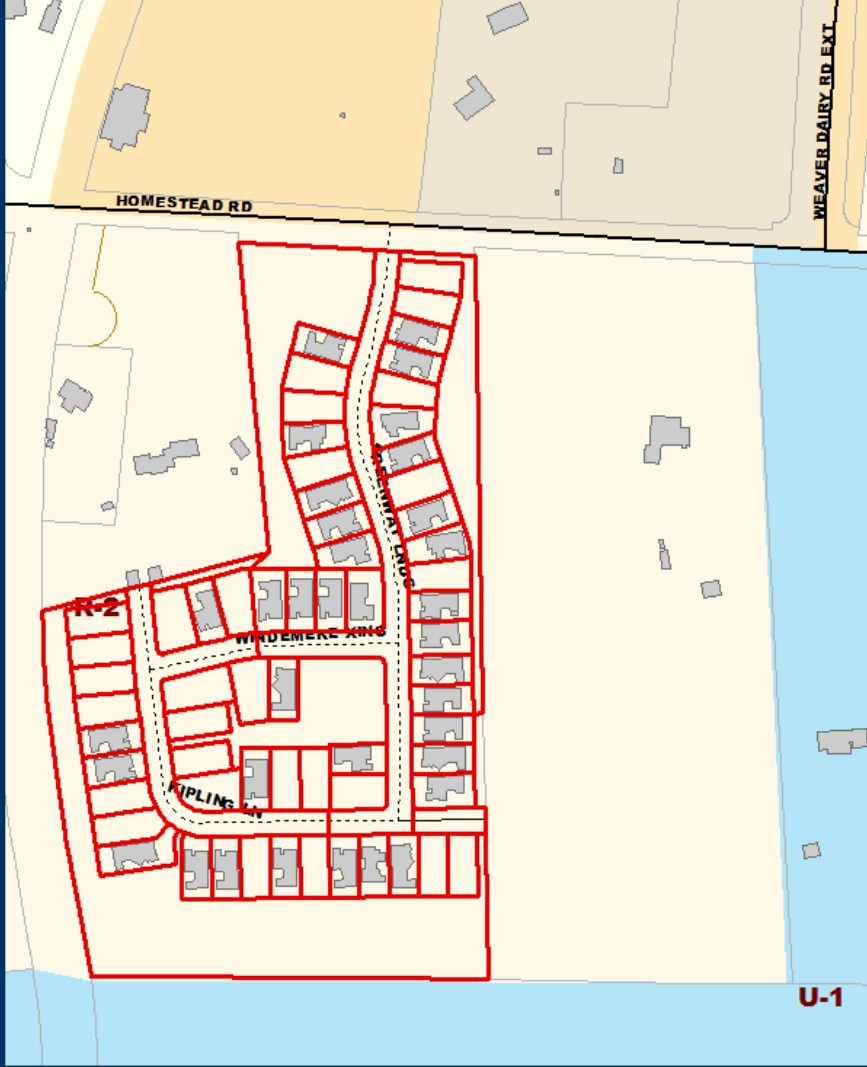
# Chapel Hill High School



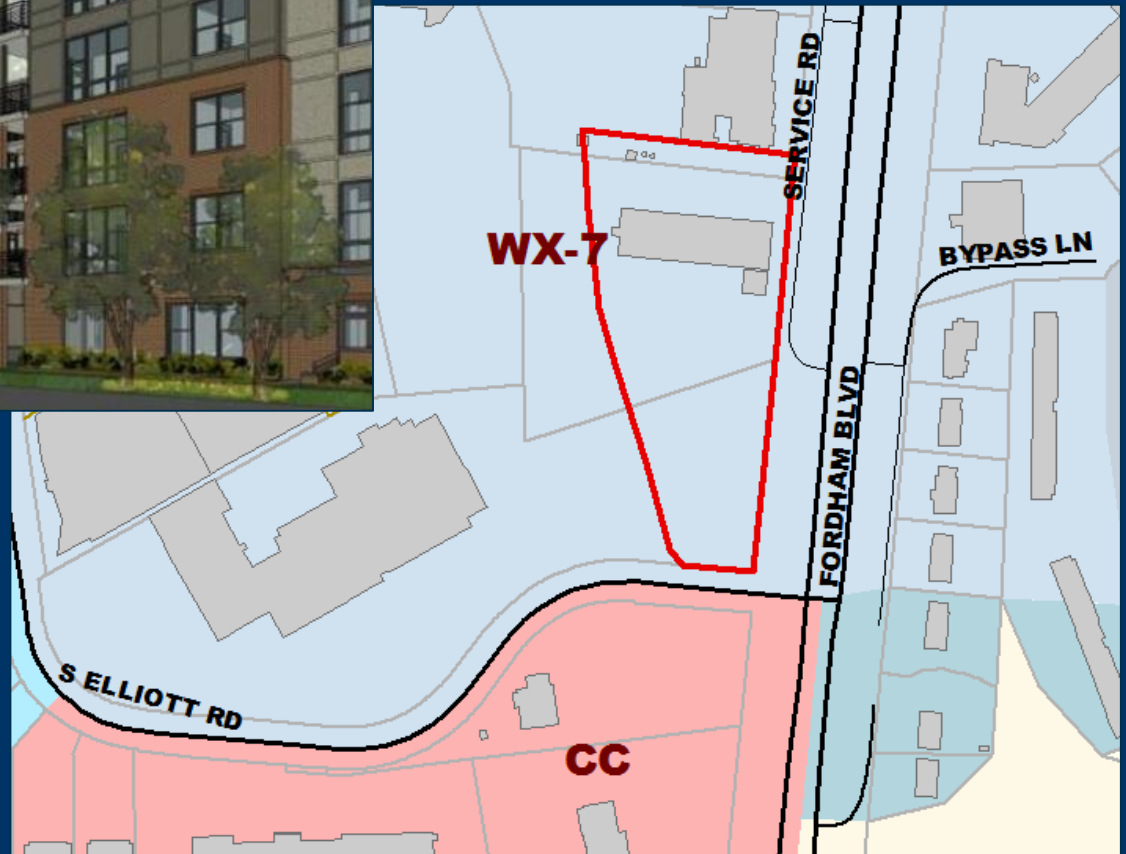
# Chapel Hill Retirement Residences



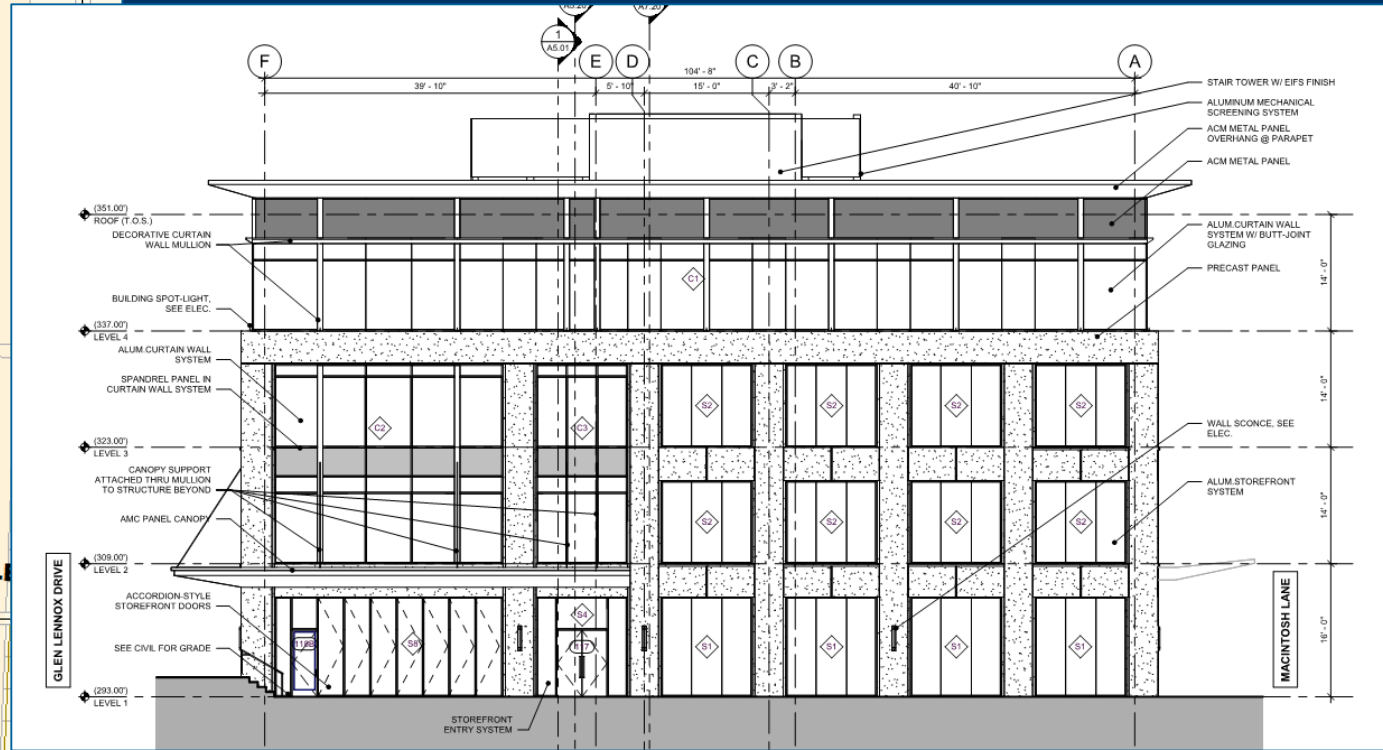
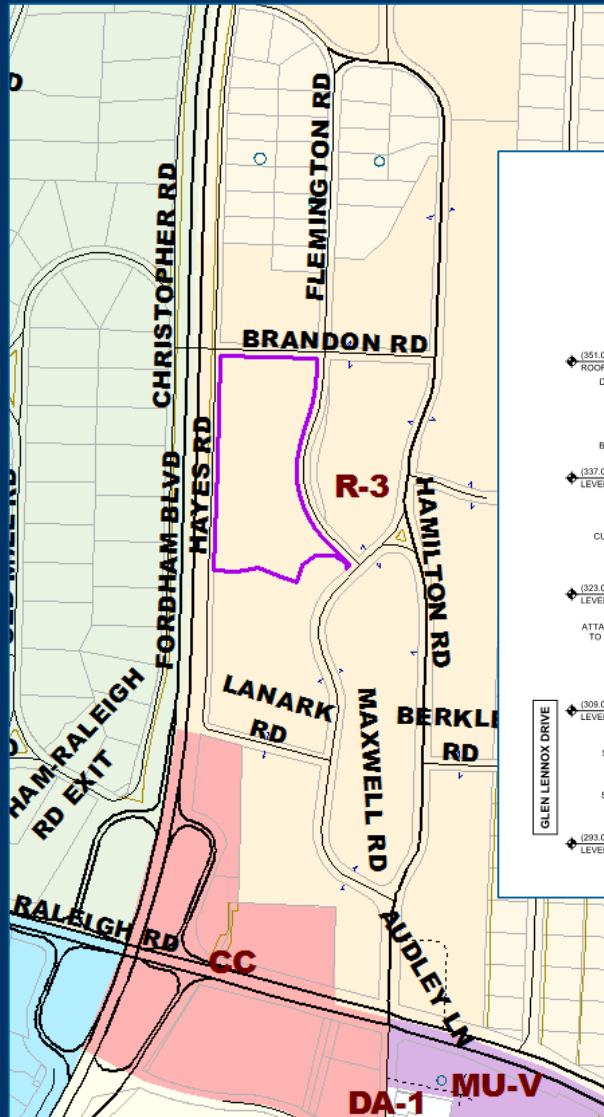
# Courtyards of Homestead



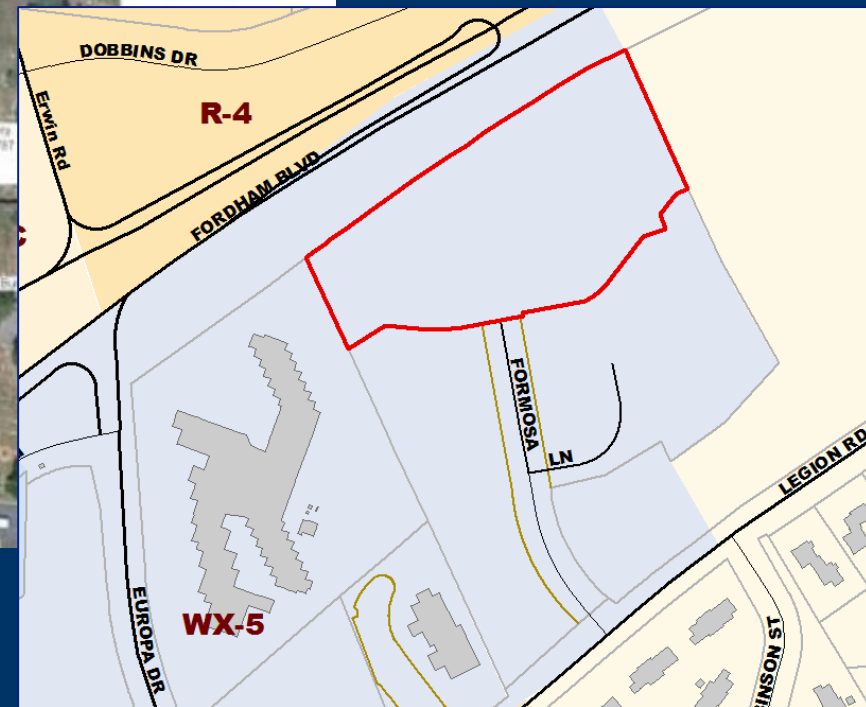
# Fordham Boulevard Apartments



# Glen Lennox Phase 1

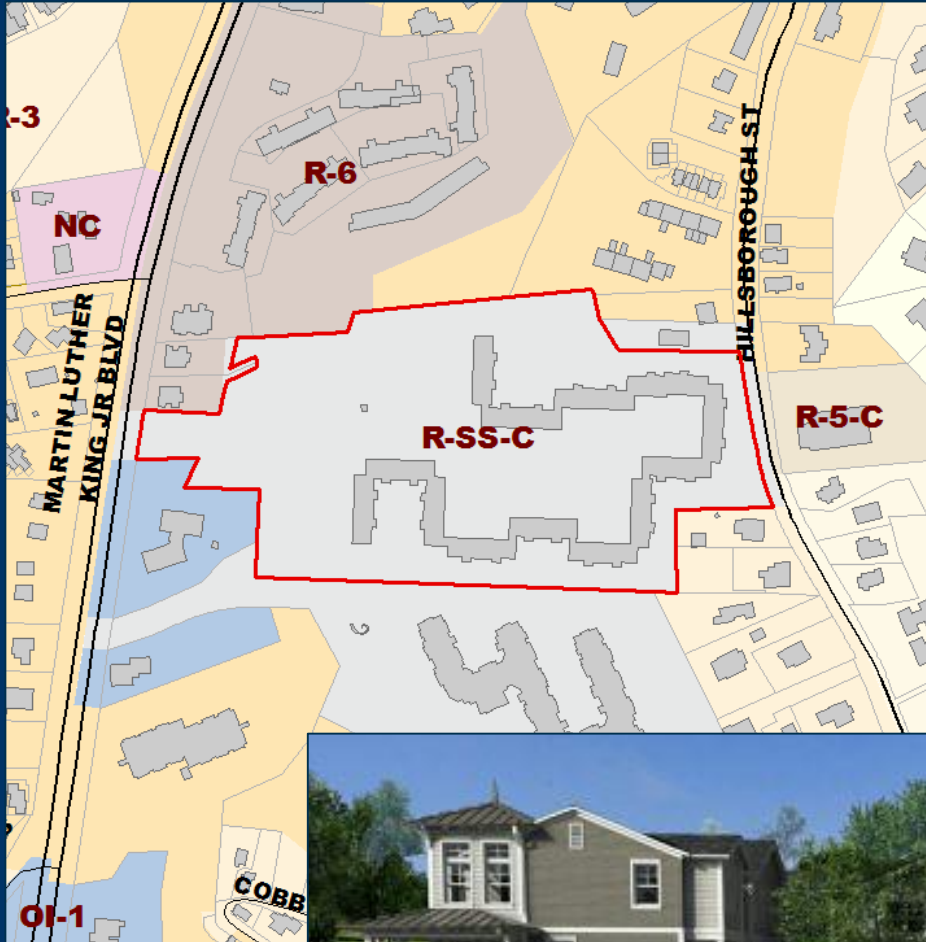


# Greenfield Commons (DHIC Phase 2)

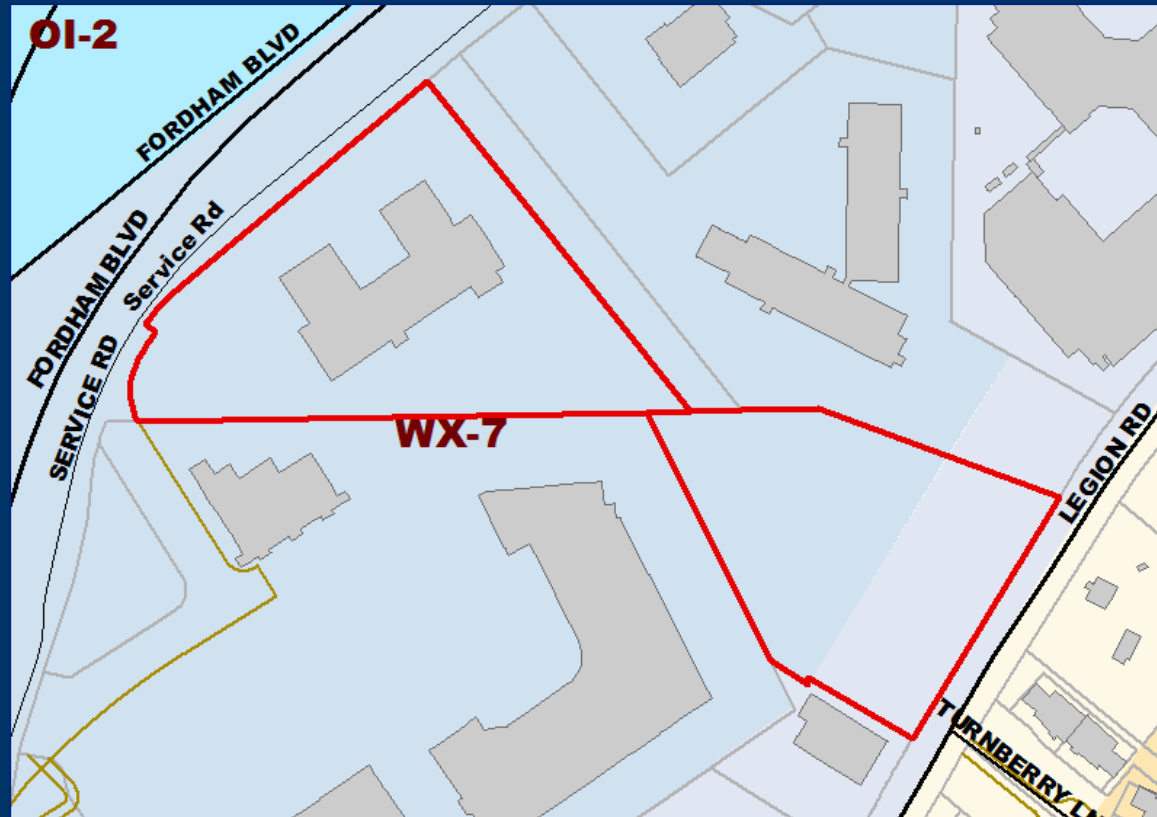




# Grove Park



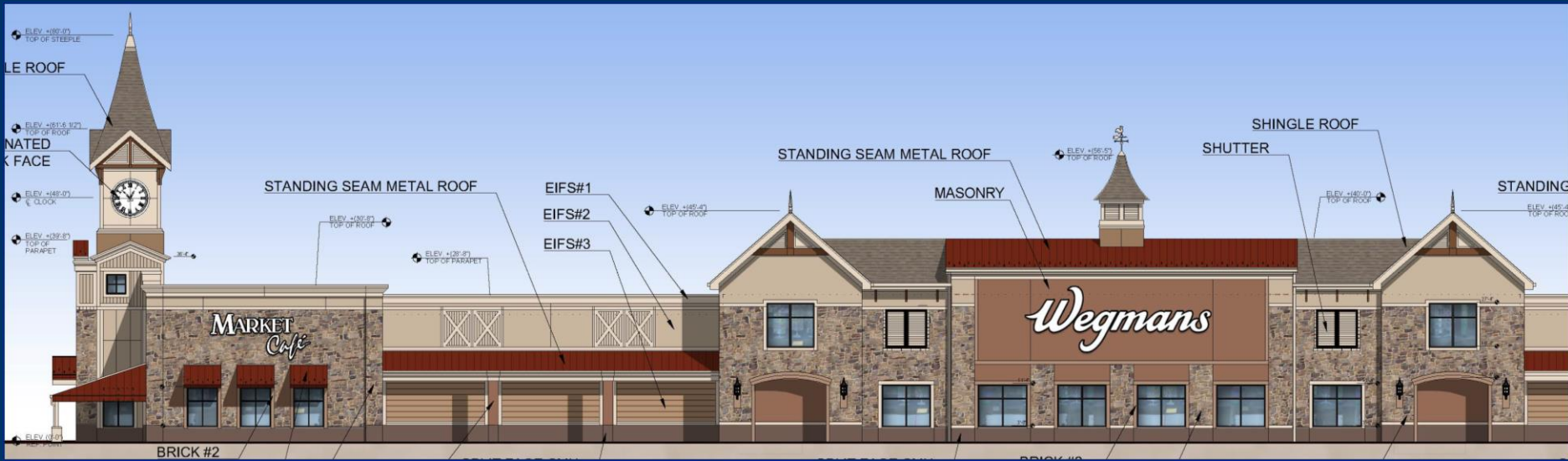
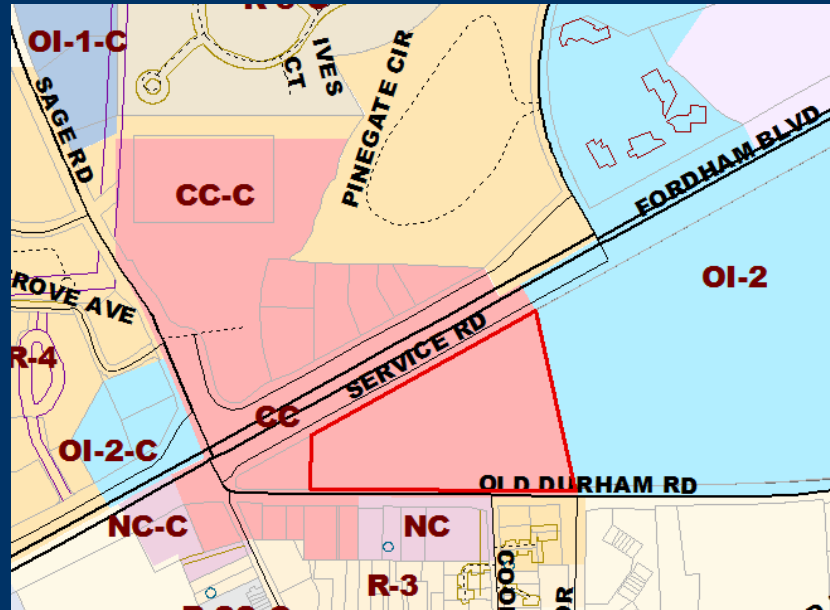
# Hillstone Chapel Hill



# UNC Surgical Tower



# Wegmans Food Market

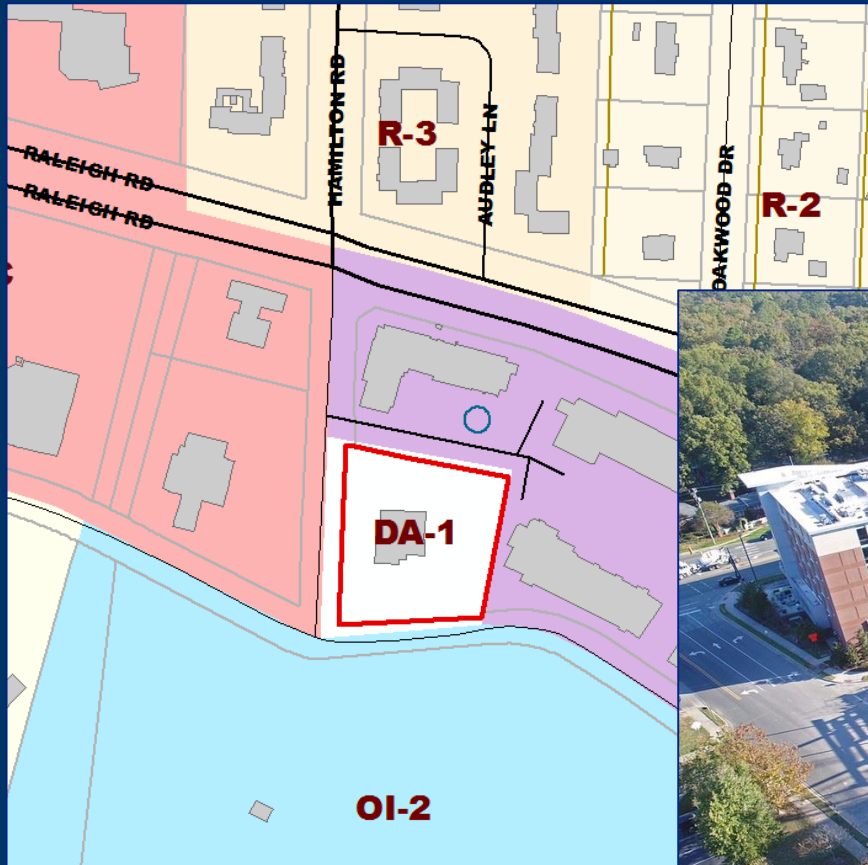


# Projects Recently Completed

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



# Station at East 54 (Fire Station #2)



# Special Planning Initiatives

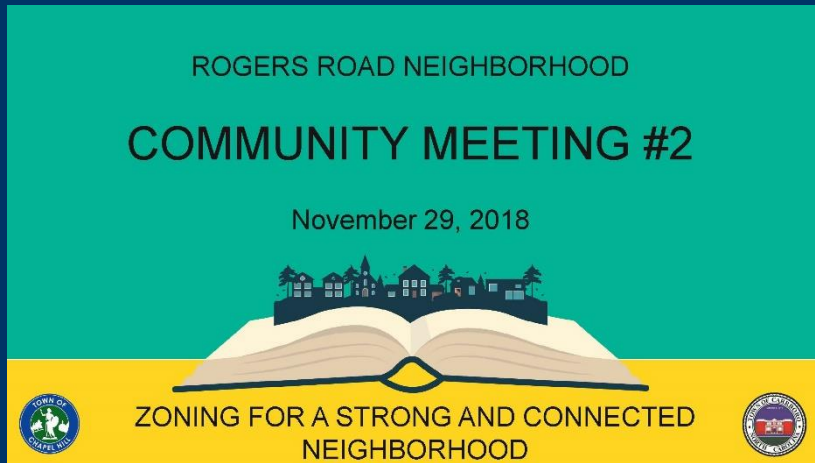
PROJECT	STATUS	CONTRACT	FY16				FY17				FY18				FY19					
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
LUMO Sign Ordinance Update	Complete		←				→													
E/F Walkability Standards	Complete	\$36,630					← Original →													
West Rosemary Street Development Guide	Complete	\$84,160						←		→										
Mobility and Connectivity Plan	Complete	\$132,000					←				→									
E/F Transportation Impact Analysis	Complete	\$195,840					←				→									
Downtown 2020 Work Plan Implementation <sup>1</sup>	Ongoing	\$14,650 to date					←												→	
Station Area Planning	Phase 1 close-out	FTA grant						←				→								
Wireless Communications Initiative	Complete	\$35,500						←				→								
Blue Hill Design Guidelines	Complete	\$129,155						← Original →												
Downtown Circulation and Parking Study	Complete	\$55,690 - Phs. 1, 2										←		→						
Greene Tract/Rogers Road	In process	c. \$62,000												←				→		
Land Use Review and LUMO Re-write	Part 1 (FLUM) In Process	FLUM: \$159,500										←				→				

NOTE 1: Downtown 2020 Work Plan Implementation includes alleyways, on-street dining, lighting improvements, public realm experiments, parking mgt. experiments, etc.



# Special Planning Initiatives

## Rogers Road Zoning Initiative



- Have held two community meetings
- Consultants synthesizing input



# Question & Answer



TOWN OF CHAPEL HILL