

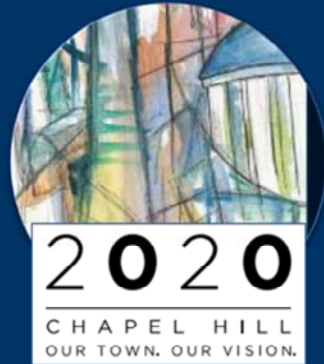
# Planning and Development Update



Town of Chapel Hill  
Planning Department  
April 5, 2019



# Community Vision



Create a Place  
For Everyone



Community  
Prosperity &  
Engagement



Facilitate Getting  
Around



Nurture Our  
Community



Good Places,  
New Spaces

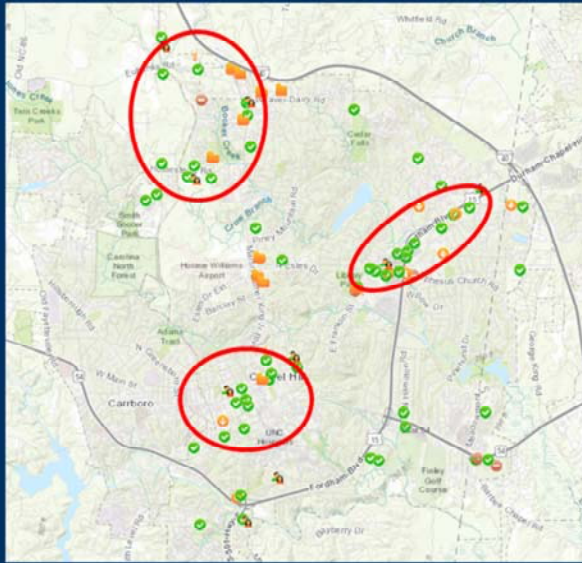


Town/Gown  
Collaboration



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- Withdrawn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/>



# Concept Plans

- Bixley Subdivision
- Christ Community Church
- Erwin Road Apartments/Residence Inn
- Habitat/Carol Woods
- 2200 Homestead Road
- 1000 Martin Luther King Jr. Blvd.
- 1200 MLK
- Obey Meadows
- 650 Weaver Dairy Road



TOWN OF CHAPEL HILL

# Bixley Subdivision



## CONCEPT PLAN

**Location:** Bixley Drive, south of Rossburn Way and Culbreth Road.

**Description:** A proposal to extend Bixley Drive and **subdivide** a 4-acre property into four buildable lots. Open space and stormwater management are also proposed. The property is zoned Residential-2 (R-2).

**Status:** The application was presented to the Community Design Commission on October 15<sup>th</sup>, 2018. There hasn't been a formal application submittal at this time.

# Christ Community Church



## CONCEPT PLAN

**Location:** 141 Erwin Road (intersection of Erwin Road and Old Oxford Road).

**Description:** A proposal to construct a 12,948 sq. ft. multi-purpose church with a worship area, fellowship area, classrooms, and church office during phase 1. Phase 2 would include an additional structure dependent on church attendance and growth. The 2.5-acre site is zoned Residential-2 (R-2).

**Status:** The application was presented to the Community Design Commission on January 22, 2019 and to Town Council on March 20, 2019. The applicant is proposing a Special Use Permit and Rezoning.

# Erwin Road Apartments/ Residence Inn



## CONCEPT PLAN

**Location:** 101 - 111 Erwin Road

**Description:** Summit Hospitality, LLC has requested to build a new apartment building to the north of the existing Marriot Residence Inn on the corner of Erwin Road and Dobbins Drive. 132-140 dwelling units are proposed in three buildings consisting of four floors above parking, and a 5-story, 50-room hotel expansion is proposed to the Marriot. A **rezoning** to Mixed Use Village District and **Special Use Permit Modification** are proposed.

**Status:** The application was presented to the Community Design Commission at its May 22<sup>nd</sup> and August 28<sup>th</sup>, 2018 meetings. It was presented to Council in October 2018. There hasn't been a formal application submittal at this time.

# Habitat/Carol Woods



## CONCEPT PLAN

**Location:** ~33.8 acres located east of Sunrise Road, between Ginger Road and I-40.

**Description:** This is a proposal from Habitat for Humanity and Carol Woods to develop 95 duplex and townhouse units, as well as 24 congregate care assisted living units, 50 duplexes of various sizes, and 54 apartments of various sizes, for a total of 223 residential dwellings. The 95 Habitat housing units would be targeted to residents earning between 30% and 80% of the Area Median Income. Some of the Carol Woods units might be less expensive than other existing dwellings in Carol Woods. Approximately 100 of the units will be for seniors 55 years of age and older. The community will also include several amenities and recreational facilities such as a café, community center, open pavilion, garage, community garden, dog park, splash play, playground, walking trail, gazebos, and an open area for lawn games. A rezoning and special use permit, or conditional rezoning, are required to allow this proposal.

**Status:** The applicant presented a concept plan to the Community Design on October 23<sup>rd</sup>, and Council review the application November 14<sup>th</sup>, 2018. There hasn't been a formal application submittal at this time.



# 2200 Homestead Residential Community



## CONCEPT PLAN

**Location:** 2200 Homestead Road.

**Description:** The Town of Chapel Hill is proposing a mixed-income residential community project consisting of approximately 140. The 14-acre site includes about 5 buildable acres, and contains an existing farm pond, community gardens, and an unoccupied ~6,000 square foot former gymnasium slated for demolition. The Town is proposing a **Conditional Rezoning**. The exact composition of housing types will depend in part on what the selected affordable housing developers propose for the site.

**Status:** The Concept Plan was presented to the Community Design Commission at its April 24<sup>th</sup>, 2018 meeting, and was presented to Council at its June 20<sup>th</sup>, 2018 meeting. The Town anticipates submitting a Conditional Zoning Application in the fall of 2019.

## 1000 Martin Luther King Jr. Blvd.



### CONCEPT PLAN

**Location:** 1000 Martin Luther King Jr. Blvd.

**Description:** A proposal for a mixed-use development including 284 dwelling units, 36,250 sq. ft. of retail space, 40,000 sq. ft. of office space, and 3,000 sq. ft. of amenity space. The property is zoned Residential-1 (R-1).

**Status:** The application was presented to the Community Design Commission on March 26, 2019 and will be presented to Council on April 17, 2019.

## 1200 MLK



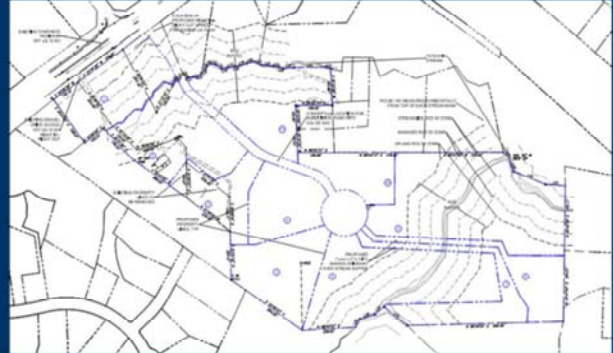
### CONCEPT PLAN

**Location:** 1200 – 1204 Martin Luther King Jr. Blvd

**Description:** This is a proposal to **redevelop** a portion of the existing Tar Heel Mobile Home Park and the recently closed Marathon Service Station. The proposal includes modernizing the service station, adding a new self-storage building, and preserving or repositioning most of the existing mobile homes. The site is 13.9-acre with about 4.5 acres of RCD. The property is zoned Neighborhood Commercial (NC) and Residential-4 (R-4).

**Status:** The applicant presented a concept plan to the Community Design on December 10<sup>th</sup>, 2018, the Housing Advisory Board on December 11<sup>th</sup>, 2018, and the Town Council on February 13<sup>th</sup>, 2019. There hasn't been a formal application submittal at this time.

# Obey Meadows



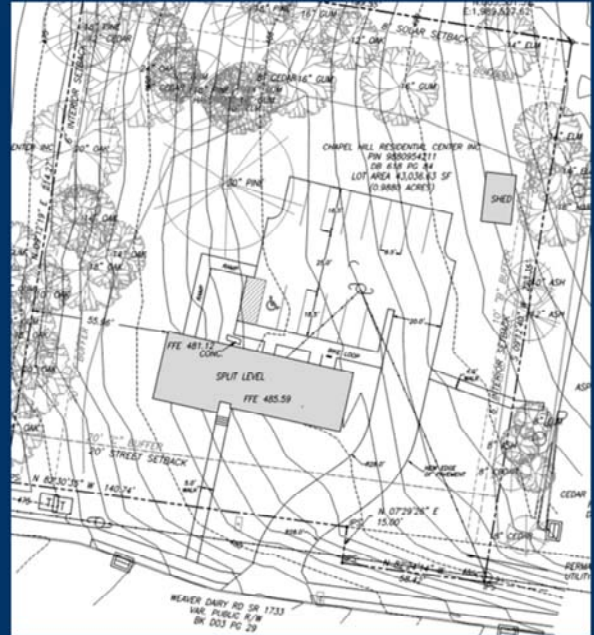
## CONCEPT PLAN

**Location:** US 15-501 South, across from Dixie Garden Drive

**Description:** This is a proposal to **subdivide** 34 acres into 11 lots, with one lot proposed to contain two affordable houses. The lots will be served with well and septic systems and located outside the Urban Services Boundary.

**Status:** The applicant presented a concept plan to the Community Design Commission on October 15<sup>th</sup>, and Council reviewed the application on October 17<sup>th</sup>, 2018. There hasn't been a formal application submittal at this time.

# 650 Weaver Dairy Road



## CONCEPT PLAN

**Location:** 650 Weaver Dairy Road, adjacent to the Cedar Falls Courtyard (the Pig).

**Description:** This is a proposal to **change the use** of a single-family residence into office space for Helping Hand (a nonprofit agency owned by Carol Woods Retirement Community). No exterior changes to the outside of the existing structure are proposed, although changes to the parking area are proposed. The property is zoned Residential-5 (R-5).

**Status:** The Community Design Commission Application reviewed the application on February 26, 2019. The project does not meet the threshold for review by the Town Council. There hasn't been a formal application submittal at this time and Town staff anticipates that the formal application will be a conditional zoning application for Council review.

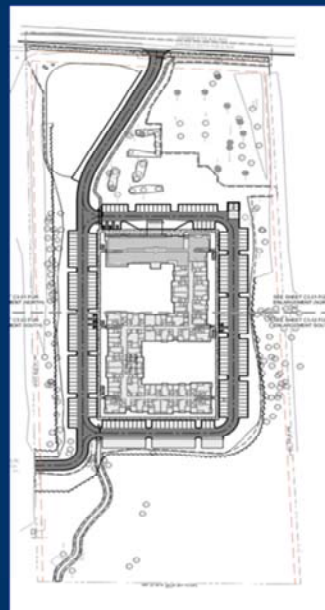
## Special Use Permit Updates

- Active Adult Retirement Residence (Homestead Rd)
- Chapel Hill Cooperative Preschool
- Coley Hall Storage
- Columbia St. Annex
- Dunkin Donuts



TOWN OF CHAPEL HILL

## Active Adult Retirement Apartments



### SPECIAL USE PERMIT/REZONING

**Location:** 2217 Homestead Rd

**Description:** A Special Use Permit is proposed to allow 198 age-restricted apartment units in an approximately 240,000 square foot building, with 254 parking spaces. The applicant proposes to rezone the 15.7 acre property from Residential-2 (R-2) to Residential-5-Conditional (R-5-C). The applicant proposes 20 affordable housing units available to households earning up to 60% AMI for a period of 30 years. The application proposes to connect to the existing Kipling Lane stub-out in the Courtyards at Homestead community.

**Status:** The application was reviewed by the Planning Commission on September 26, 2018 and by the Community Design Commission on October 15, 2018. The Council opened the Public Hearings for the ZAA and SUP on October 24, 2018 and the hearings were continued to November 28, 2018, December 5, 2018, January 16, 2019, January 30, 2019, February 13, 2019, and March 20, 2019. The ZAA has been continued for a second reading to April 10, 2019 and the Special Use Permit hearing has been continued to that date as well.

# Chapel Hill Cooperative Preschool



## SPECIAL USE PERMIT

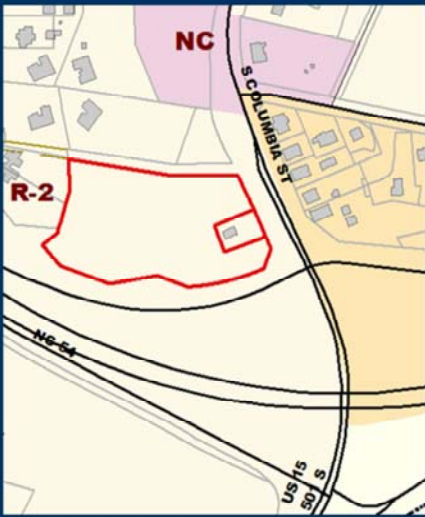
**Location:** 108 Mt. Carmel Church Road

**Description:** This is a proposed Special Use Permit to authorize 50,632 square feet of land disturbance in order to increase the number of parking spaces from 23 to 44, including 8 temporary drop-off spaces. The existing zoning is Residential-1 (R-1).

**Status:** The Planning Commission denied a separate request to extend the effective date of the original site plan approval on May 1<sup>st</sup>, 2018. The Board of Adjustment approved an appeal of that decision on June 7<sup>th</sup>, 2018, enabling the applicant to proceed to final plans and building permits on the original site plan. A Zoning Compliance Permit for Phase 1 (demolition) has been approved and site clearing has begun. The applicant would like to move forward with this SUP proposal as well to improve the parking and circulation on site.



## Columbia St. Annex Mixed Use



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

**Location:** 1150 South Columbia Street

**Description:** A proposal to construct a 7-story building including 7,150 square feet of retail/office space, 49,720 square feet of residential space for 46 residential units, and an underground garage. 15% of the units are proposed as affordable units. The applicant requests to rezone the property from Residential-2 (R-2) to Community Commercial-Conditional (CC-C).

**Status:** A Public Information Meeting was held on June 5<sup>th</sup>, 2018, and the application has been reviewed by staff and is waiting for response from applicant.

## Dunkin Donuts Drive-Thru



### **SPECIAL USE PERMIT**

**Location:** 1509 E. Franklin Street

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

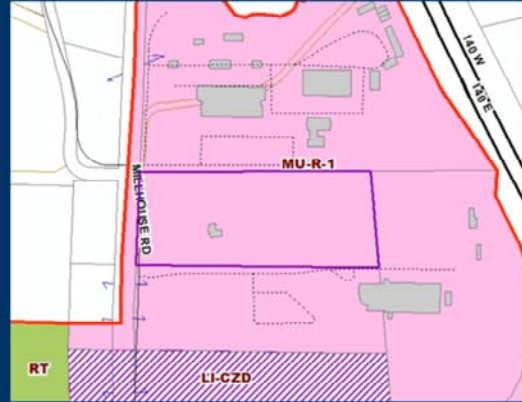
**Status:** The application was submitted at the end of September 2018 and comments have been given to the applicant.

## Rezoning

- **Fire Station Training Center**



## Fire Station Training Center



### **SPECIAL USE PERMIT**

**Location:** 6902 Millhouse Road

**Description:** This is a request from the Town of Chapel Hill to rezone an 11-acre parcel from Mixed Use – Residential – 1 (MU-R-1) to Office/Institutional – 1 (OI-1) in order to allow a fire station training center, which is a type of Public Service Facility. The zoning request is accompanied by a site plan application that is reviewed by the Planning Commission.

**Status:** The application was submitted in March 2019 and is scheduled for Planning Commission review on April 16, 2019 and Town Council public hearing on May 8, 2019.

## Development Agreements

- **Amity Station**
- **Glen Lennox**
- **Kidzu**
- **UNC Health Care - Eastowne**



## Amity Station Mixed Use



### DEVELOPMENT AGREEMENT

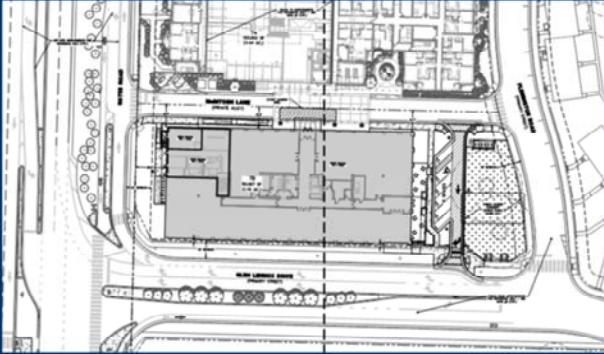
A Council Subcommittee has been working with a development team for the applicant to explore a possible a Development Agreement for Amity Station.

**Location/Existing Cond.:** 322 W Rosemary St, and located within the Downtown 2020 Strategy Work Plan. The property is within the Northside Neighborhood Conservation District (NCD), and the existing zoning is both Town Center-2 (TC-2) and Residential-3 (R-3).

**Description of Concept Plan Previously Presented:** 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:** Several facilitated meetings were held in 2018. Following conversation with the full Council on January 16, 2019, two negotiating sessions have been held in March 2019, with additional meetings planned in the upcoming months.

## Glen Lennox Phase 1b



### **DEVELOPMENT AGREEMENT COMPLIANCE PERMIT**

**Location:** South of Brandon Road and east of Fordham Blvd.

**Description:** Development of 107,486 square foot office building in Block 7 of the neighborhood, and adjacent to the new apartment building that will soon be under construction. Parking for the office building will be shared with the apartment building in an internally wrapped parking deck.

**Status:** The Development Agreement Compliance Permit (DACP) was issued on December 5<sup>th</sup>, 2018.

## Kidzu



### **DEVELOPMENT AGREEMENT**

On March 6, 2019, Council authorized proceeding with a Development Agreement with Kidzu for a possible Children's Museum on Town-owned property.

**Location/Existing Cond.:** Southern Village adjacent to Southern Community Park at US 15-501 and Sumac Road.

**Description:** Facility plans are still being developed.

**Status:** Discussions on the Development Agreement are underway.



# UNC Health Care - Eastowne



## DEVELOPMENT AGREEMENT

**Location:** US 15-501 and Eastowne Drive.

**Description:** In 2018, UNC Health Care committed to preparing a Master Plan for its 48-acre property at Eastowne Drive. In 2019, the Town Council and UNC Health Care each developed themes and goals for conservation and development at the site. On February 20, 2019, UNC Health Care petitioned the Council to begin a Development Agreement process, and the Council agreed.

**Status:** UNC Health Care is holding a kick-off Walking Tour, Sustainability Workshop, and Open House for the process on April 4, 2019. The full Development Agreement is expected to take 18-24 months to develop.

## Blue Hill Projects

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



## Elliott Square/Haw River Grill



### CERTIFICATE OF APPROPRIATENESS

**Location:** 243 S Elliott Road (Village Plaza South).

**Description:** This is a proposed façade upgrade and patio for the new Haw River Grill in the Elliott Square (Village Plaza South) shopping center (former Japan Express).

**Status:** The application was approved in October 2018.

# Hillstone Minor Modification



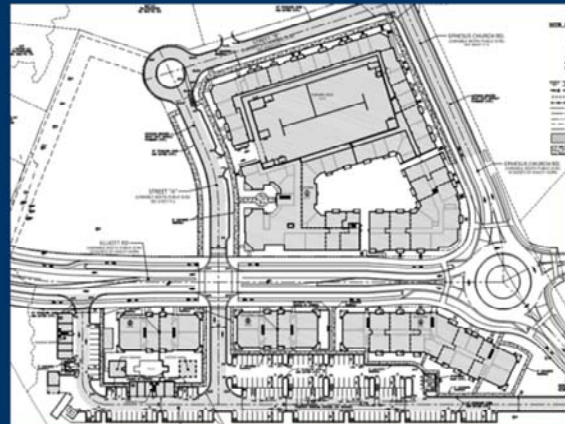
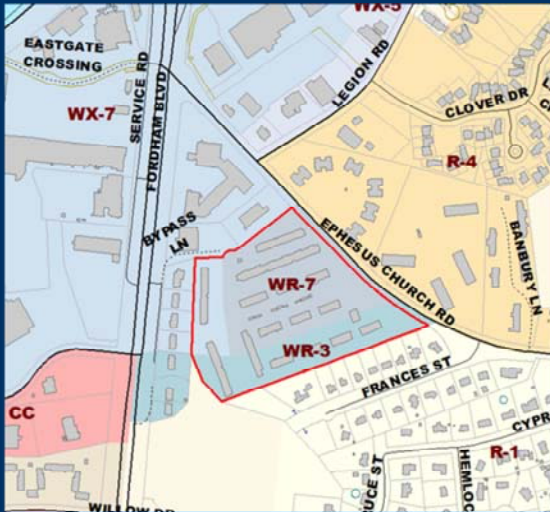
## **FORM DISTRICT PERMIT MODIFICATION**

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

**Description:** This is a proposal to modify the approved Form District Permit to permit minor changes in the road and streetscape alignment to allow revised fire access. No changes to the buildings or site plan are proposed. The approved Form District Permit allows 328 residential units and a total of 400,411 square feet of space.

**Status:** The permit has been issued and the building under construction.

# Park Apartments



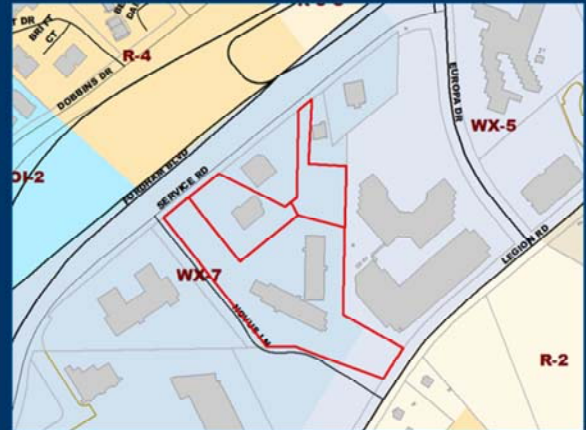
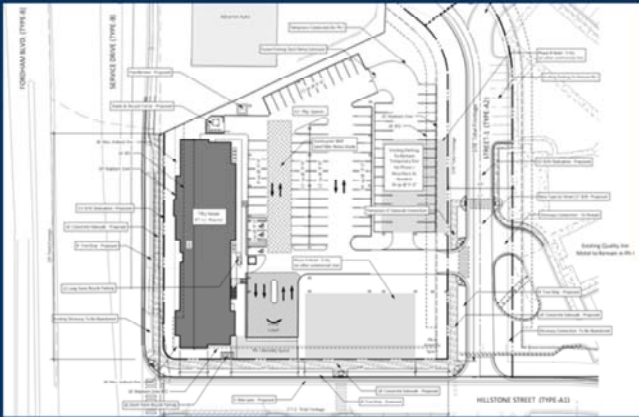
## CERTIFICATE OF APPROPRIATENESS APPLICATION & FORM DISTRICT PERMIT

**Location:** 1250 Ephesus Church Road

**Description:** A total of 418 dwelling units are proposed in four buildings. On April 25<sup>th</sup>, 2018, the Town Council adopted a resolution allowing the development to be reviewed for conformance with the requirements of the LUMO and the Blue Hill Design Guidelines adopted by Town Council on May 23<sup>rd</sup>, 2018, and requiring a \$1.5 million payment-in-lieu for affordable housing.

**Status:** The Community Design Commission (CDC) reviewed the Certificate of Appropriateness application on February 26, 2019 and April 1, 2019. A Form District permit application was submitted on March 4, 2019 and was determined to not be complete. Additional information has been requested and Town staff are waiting on response from the applicant.

# Tarheel Lodging Redevelopment



## **CERTIFICATE OF APPROPRIATENESS & FORM DISTRICT PERMIT**

**Location:** 1740 Fordham Blvd. (site of Hong Kong Buffet and Quality Inn)

**Description:** This is a proposal to build a hotel, office, and multi-family residential development where Hong Kong Buffet and Quality Inn are currently located. The development proposes 397,523 total square feet (234 residential units and 85,494 square feet of commercial). A 97-room Tru (Hilton) Hotel is planned for the first phase. The property is zoned Walkable Mixed-Use-5 (WX-5) and Walkable Mixed-Use-7 (WX-7). The property is adjacent to the Hillstone development.

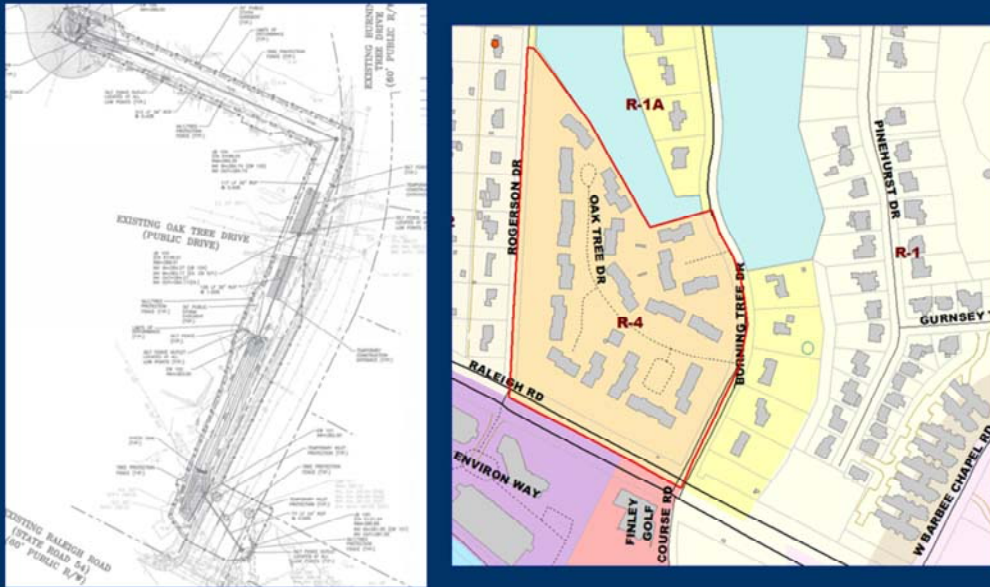
**Status:** An application was submitted on July 20<sup>th</sup>, 2018 and is being reviewed by staff. The Certificate of Appropriateness was reviewed by the Community Design Commission on August 28<sup>th</sup>, and was approved by the CDC on November 27<sup>th</sup> with the exception of the parking deck. The FDP is slated to be issued following CDC approval.

## Projects Nearing Construction

- **Oaks Condominiums**
- **Signature Health Care**
- **Turkish Cultural Center**



# Oaks Condominiums Stormwater



## SPECIAL USE PERMIT MODIFICATION

**Location:** Northwest quadrant of the intersection of Raleigh Road and Burning Tree Drive.

**Description:** This is a proposal to substantially modify the landscaping that was required in the original Special Use Permit. The removal of trees along Burning Tree Drive is proposed to allow installation of a stormwater drainage pipe.

**Status:** The application was approved by Council on September 5<sup>th</sup>, 2018. Final Plans for construction have been submitted by the applicant, and the Town is waiting on a response to the first round of comments.



## Signature Health Care



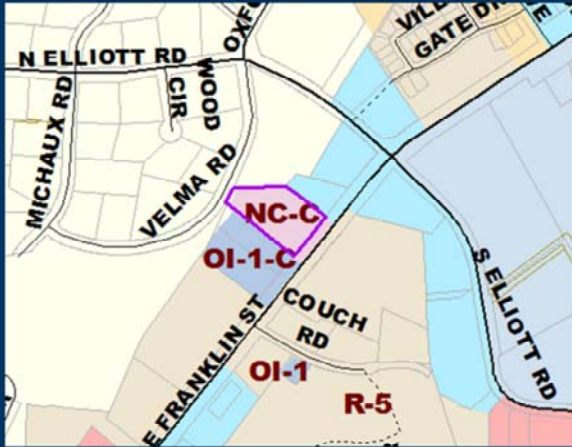
### SPECIAL USE PERMIT

**Location:** 1602 E Franklin St.

**Description:** 9,600 sq. ft. addition; 49,646 sq. ft. total floor area; 82 total parking space (existing 79 spaces).

**Status:** The Special Use Permit was approved in October 2017. The Community Design Commission approved the new building elevations on October 15<sup>th</sup>, 2018.

# Turkish Cultural Center



## INSTITUTIONAL

**Location:** 1609 E Franklin St.

**Description:** This project involves construction of a cultural center including a community hall with a kitchen, classrooms, administrative offices, and six bedrooms for visiting scholars.

**Status:** The groundbreaking ceremony was held at the end of August 2018.

**Approvals:** The Special Use Permit modification was approved in November 2016. The property owner has been going through value engineering of the project and is expected to begin construction shortly.

## Projects Under Construction

- Carraway Village
- Cedars of Chapel Hill – Dubose Health Center
- Chandler Woods (Merin Road Development)
- Chapel Hill Cooperative Preschool
- Chapel Hill High School
- Chapel Hill Retirement Residences
- Courtyards at Homestead
- Eastowne MOB-1
- Fordham Boulevard Apartments
- Glen Lennox
- Grove Park
- Hillstone
- UNC/SECU Family House
- UNC Surgical Tower
- Wegmans



TOWN OF CHAPEL HILL

## Carraway Village



### **MIXED-USE DEVELOPMENT**

**Location:** 3000 Eubanks Rd., between Martin Luther King Jr. Blvd. and Millhouse Road

**Description:** Between 600,000 and 837,000 square feet of multi-family residential, commercial/retail, including drive-up windows, office, and hotel.

**Approvals:** Permits for this development are being issued in several phases: **Phase 1A** - Demolition, clearing and grading, erosion control; **Phase 1B** - Buildings 1-11, including 400 dwelling units and 8,844 square feet of commercial floor area. The Special Use Permit was approved on February 11, 2015.

**Status:** Building construction is on-going and the first buildings are expected to be complete in April 2019. Road improvements are underway on Eubanks Road, and improvements to the intersection with Martin Luther King Jr. Blvd have also begun. Road improvements have been delayed due to weather conditions.

# Eastowne UNC Health Care



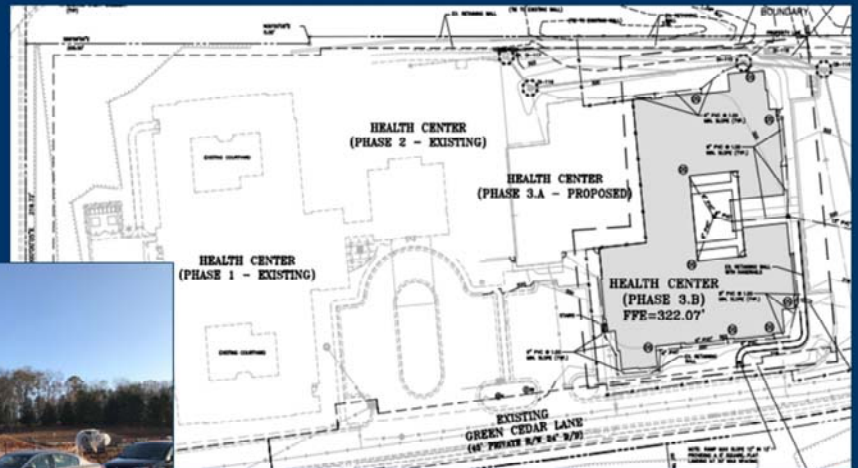
## **SPECIAL USE PERMIT**

**Location:** 100 Eastowne Drive

**Description:** A Special Use Permit approved to allow a 6-story, 153,000 square foot office building in the existing Eastowne office park. The building to be used by UNC Health Care and accompanied by an 1,100-space parking deck. A total of 1,169 parking spaces will be provided, including accessible surface parking spaces.

**Status:** The application was approved by Council on September 19<sup>th</sup>, 2018. Demolition and grading are underway, with construction expected to begin this spring.

## The Cedars of Chapel Hill – Dubose Health Center



### **SKILLED NURSING FACILITY**

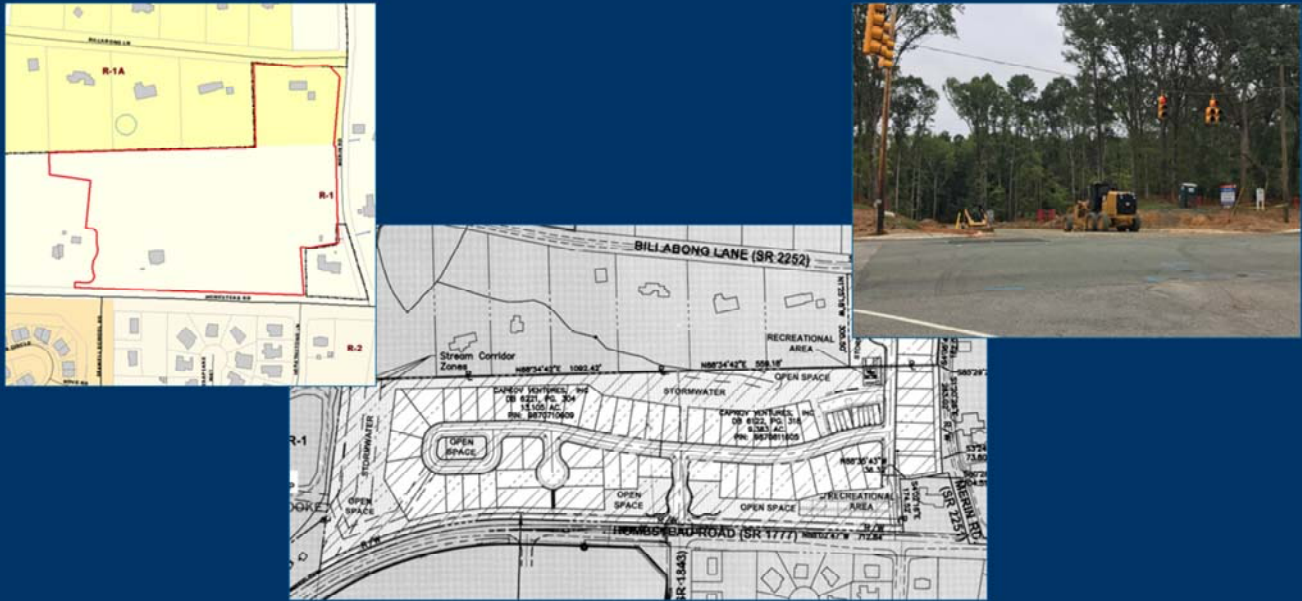
**Location:** 121 Green Cedar Lane

**Description:** A Special Use Permit modification was approved to allow approximately 16,000 additional square feet of floor area and 41 parking spaces beyond what was permitted by the original Special Use Permit.

**Approvals:** The Special Use Permit modification was approved October 25<sup>th</sup>, 2017.

**Status:** Construction is underway and is nearing completion.

# Chandler Woods (Merin Road Development)



## **RESIDENTIAL**

**Location:** Homestead Road & Merin Road

**Description:** A residential development of 62 single family homes and 9 townhomes on 24.7 acres.

**Approvals:** A Special Use Permit was approved on April 11, 2016.

**Status:** Infrastructure construction is underway with staff conducting walkthroughs of the site on a weekly basis. Building permits are under review for the townhomes and single-family units.

# Chapel Hill Cooperative Preschool



## **SPECIAL USE PERMIT**

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

**Description:** Construction has begun under the site plan approval.

**Status:** The applicant has proceeded with final plans and building permits on the original site plan. A Zoning Compliance Permit for Phase 1 (demolition) has been approved and site clearing has begun. A permit for Phase 2 (construction) is currently under review.



# Chapel Hill High School



## SCHOOL

**Location:** 1709 High School Road

**Description:** An approximately ~163,000 square feet building addition and renovation to the high school is proposed and will result in a new building orientation. The project includes a new access to the High School via Smith Middle School and Seawell School Road, and 518 total vehicular parking spaces and 163 bicycle spaces are proposed.

**Status:** Construction is underway.

# Chapel Hill Retirement Residences



## **RESIDENTIAL**

**Location:** 700 N Estes Drive

**Description:** A three-story, senior living facility is proposed containing 152 units. The property is approximately 6.4 acres.

**Approvals:** A Special Use Permit and rezoning was approved on March 20, 2017 to allow development and rezone the property to the Residential-5 Conditional (R-5-C) zoning district.

**Status:** Construction is underway.

# Courtyards of Homestead



## RESIDENTIAL

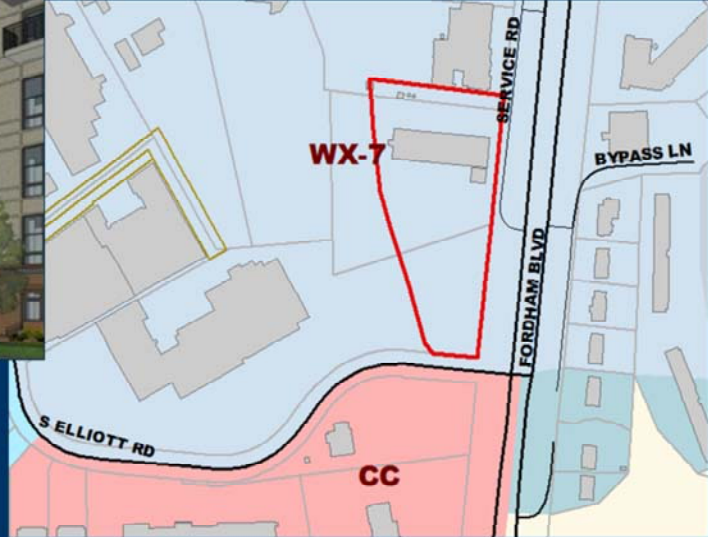
**Location:** 2209 Homestead Road

**Description:** Development of 63 single family residential units. An affordable housing payment-in-lieu of 9.45 affordable housing units (15%) in the amount of \$803,250 is being made to the Town's Affordable Housing Fund.

**Approvals:** A Special Use Permit was approved on October 27, 2014.

**Status:** Houses are being constructed and occupied, and construction on the project is nearly complete.

# Fordham Boulevard Apartments



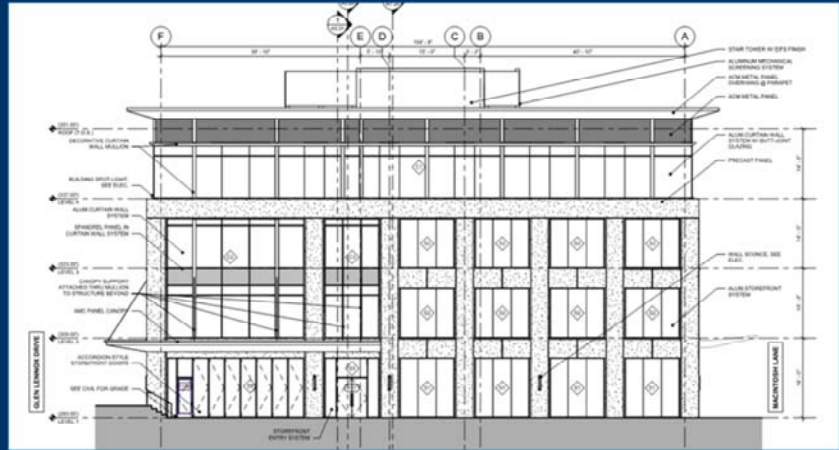
## RESIDENTIAL

**Location:** 1300 Fordham Blvd.

**Description:** The existing Days Inn Hotel is being demolished and replaced by a project with one building, split into two sections by a pedestrian walkway, pass-through, and driveway. The project includes 291,015 square feet and 272 dwelling units.

**Status:** Construction is underway.

# Glen Lennox Phase 1



## RESIDENTIAL

**Location:** South of Brandon Road and east of Fordham Blvd.

**Description:** Development of 215 apartment units in a 4-story building, as planned for with the Glen Lennox Development Agreement. An internally wrapped parking deck will be provided to serve the apartments and future office building. The project includes construction of a new road, Glen Lennox Drive, which will connect Fordham Boulevard with Maxwell Road, and dedicated left turn lanes with signalization will be provided on south-bound Fordham Boulevard.

**Status:** Construction is underway.

# Grove Park



## RESIDENTIAL

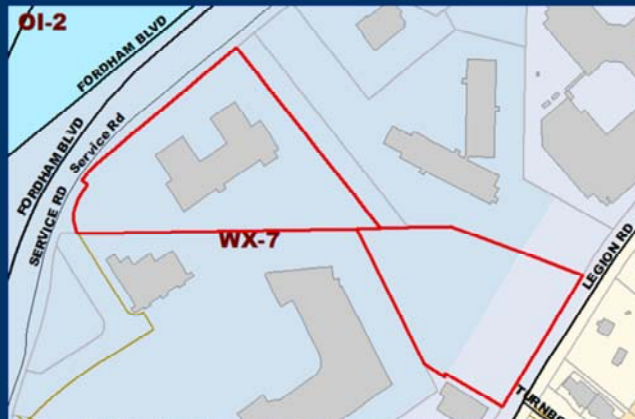
**Location:** 425 Hillsborough Street

**Description:** A redevelopment of the Townhouse Apartments consisting of 346 dwelling units (516,589 square feet of floor area) and 680 parking spaces. The property is zoned Residential-Special Standards-Conditional (R-SS-C) zoning, and six affordable units will be leased to the Town at \$1/month each for 25 years.

**Approvals:** A Special Use Permit was approved on October 26, 2015.

**Status:** Construction is underway,

# Hillstone Chapel Hill



## RESIDENTIAL

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

**Description:** This project includes two buildings with a total of 328 dwelling units (400,411 square feet). The project includes the construction of a new street connecting the Fordham Blvd. service road, streetscape improvements on all street frontages, and stormwater management and treatment features.

**Status:** Building construction is underway.

# UNC/SECU Family House



## **SPECIAL USE PERMIT**

**Location/Exist Cond.:** 123 Old Mason Farm Road, Residential Support Facility

**Description:** Expand an existing 34,336 square foot residential support facility on a 9.4 acre site. 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.

26,135 square feet addition; 35 guest rooms; 52 parking spaces

**Status:** Council has approved the expansion, staff has approved the final plans, and construction has begun.



## UNC Surgical Tower



### **UNIVERSITY SITE DEVELOPMENT PERMIT**

**Location:** 101 Manning Drive

**Description:** A proposal to add a 7 story, 341,579 square foot addition to UNC Hospital. The surgical tower will consist of 24 operating rooms and 56 Intensive Care Unit beds.

**Approvals:** A Site Development Permit was approved in May 2018.

**Status:** Work has begun.

# Wegmans Food Market



## **COMMERCIAL**

**Location:** 1820 Fordham Blvd & 125 Old Durham Road

**Description:** Proposed 100,000 square feet of floor area with 745 parking spaces for future grocery store. Access to the site is proposed via Old Durham Road and US 15-501. All exiting traffic will be via Old Durham Road.

**Approvals:** Special Use Permit was approved on October 25, 2017.

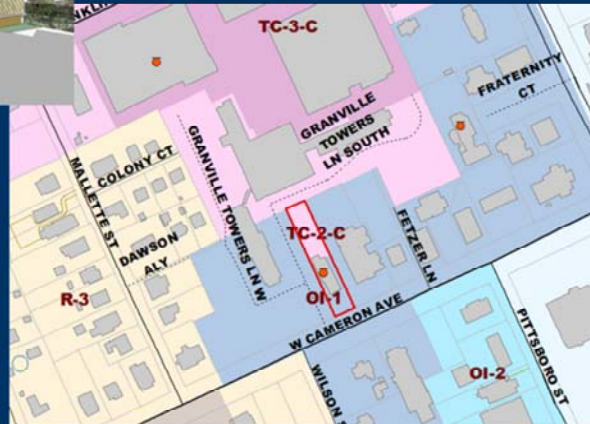
**Status:** A Zoning Compliance Permit for construction was approved in December 2018. Completion of the development is anticipated for early 2020.

## Projects Recently Completed

- **Bell Leadership**
- **Greenfield Commons**
- **Station at East 54  
(Fire Station #2)**



## Bell Leadership Office



### **MIXED-USE DEVELOPMENT**

**Location:** 214 W Cameron Avenue, between Granville Towers and the UNC Hillel.

**Description:** 16,898 square feet of general use business.

**Approvals:** A Special Use Permit and Zoning Atlas Amendment was approved on June 27, 2016; a Zoning Compliance Permit was approved on June 16, 2017.

**Status:** Construction has been completed.

# Greenfield Commons (DHIC Phase 2)



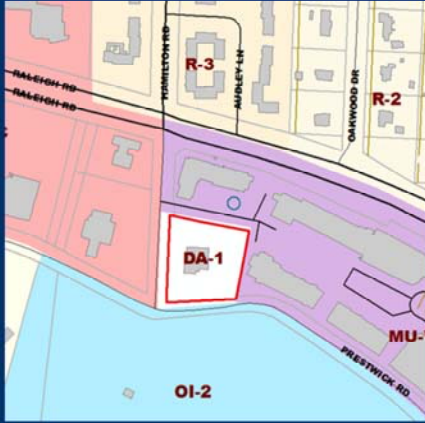
## RESIDENTIAL

**Location:** 1719 Legion Road

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

**Status:** This project has been completed.

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



### **FIRE STATION & OFFICE**

**Location:** 1003 S Hamilton Road

**Description:** This project includes construction of a new fire station #2 and a four-story office building with a total of 64,448 square feet of floor area.

**Zoning District:** Development Agreement-1 (DA-1)

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

**Status:** A Certificate of Occupancy for the fire station and office has been issued.

# Special Planning Initiatives

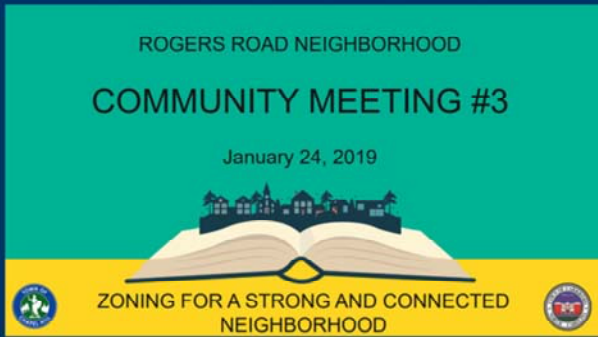
PROJECT	STATUS	CONTRACT	FY16				FY17				FY18				FY19			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
LUMO Sign Ordinance Update	Complete		██████████				██████████											
E/F Walkability Standards	Complete	\$36,630					Original											
West Rosemary Street Development Guide	Complete	\$84,160					██████████											
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	Complete	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 mgmt. experiments, etc.



# Special Planning Initiatives

## Rogers Road Zoning Initiative



- Have held six community meetings
- Draft ordinance is being prepared.





# Special Planning Initiatives

## Charting Our Future



### Reviewing drafts of FLUM:

- Guiding Statements
- Focus Area Principles
- Focus Area Maps



TOWN OF CHAPEL HILL

## Other Special Projects



### Greene Tract Land Use



### Blue Hill Massing



### Blue Hill Stormwater



TOWN OF CHAPEL HILL

# Question & Answer



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