

TOWN OF CHAPEL HILL

DEVELOPMENT UPDATE

January 2022



DEVELOPMENT PROCESS

FROM START TO FINISH

FORMAL APPLICATION

CONCEPT PLAN

No decisions are made;
Feedback is provided
from Advisory Boards
and Council

STAFF REVIEW AND ADVISORY BOARDS

Technical Review Team
and Advisory Boards
review plans for
compliance with LUMO
and Design Manual

COUNCIL ACTION

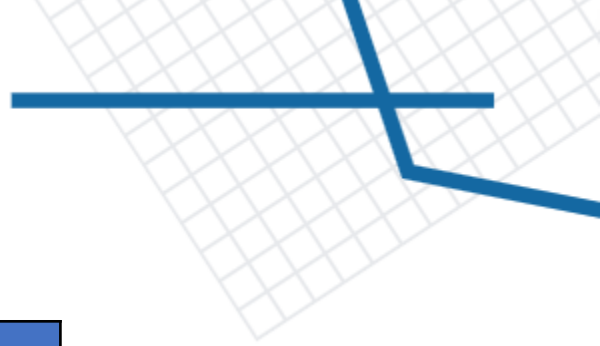
Council conducts
Public or Legislative
hearings and takes
action on proposal





FINAL PLANS

Construction plans are
reviewed by Technical
Review Team for
compliance with
entitlement, LUMO and
Design Manual

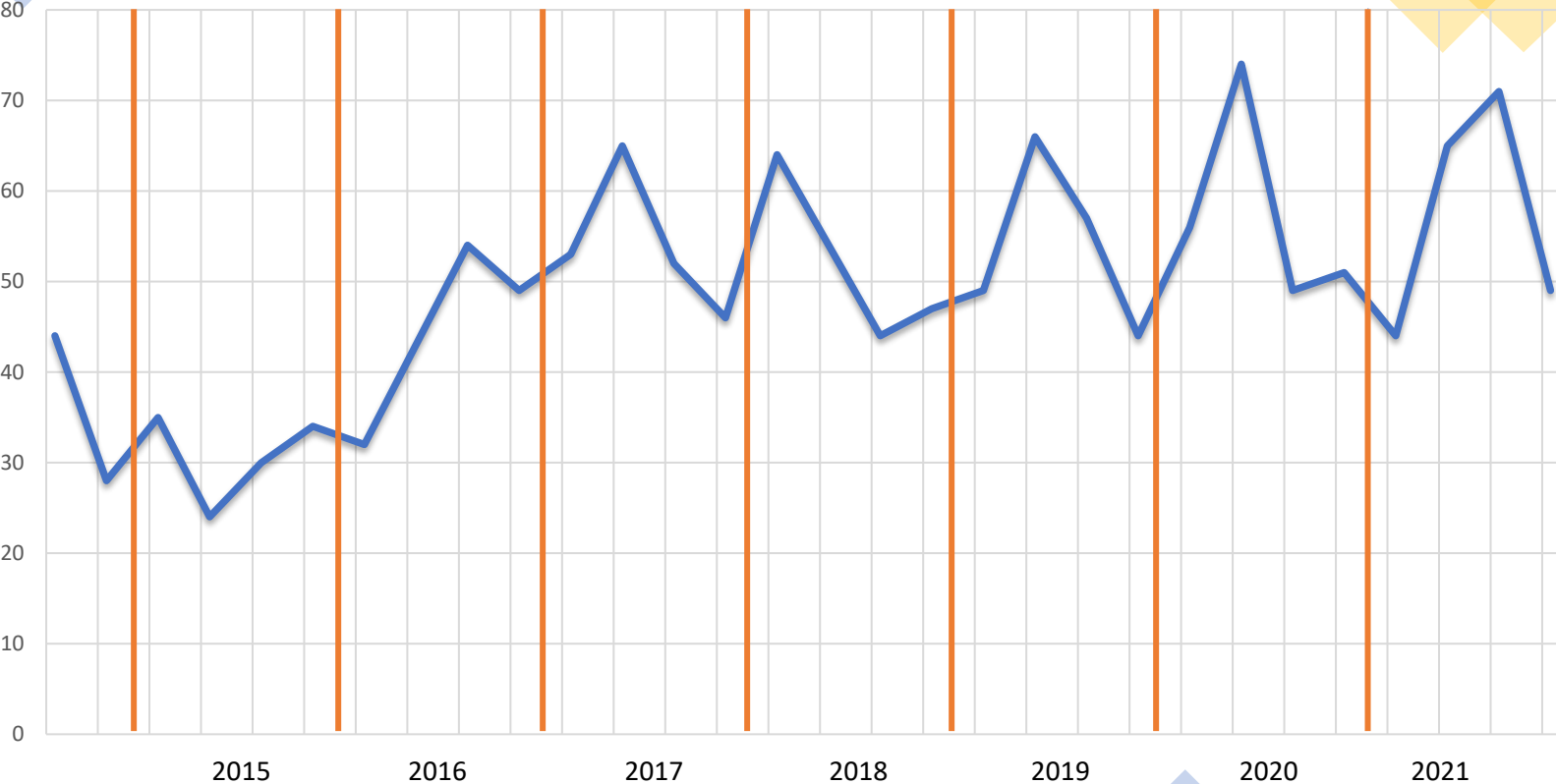
2021 DEVELOPMENT

TOWN OF CHAPEL HILL PLANNING



	<p>19 Concept Plans</p>		<p>42 Formal Applications</p>
	<p>43 Advisory Board Meetings</p>		<p>58 Community Meetings</p>

DEVELOPMENT APPLICATIONS



FLOOR AREA

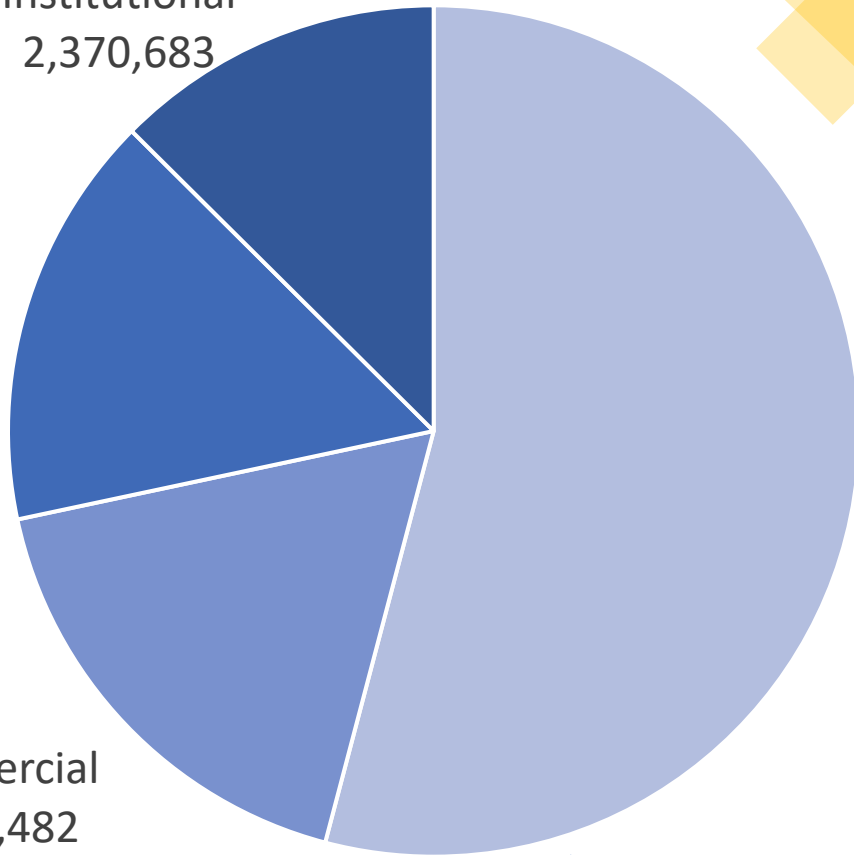
2006-2021 (in sf)

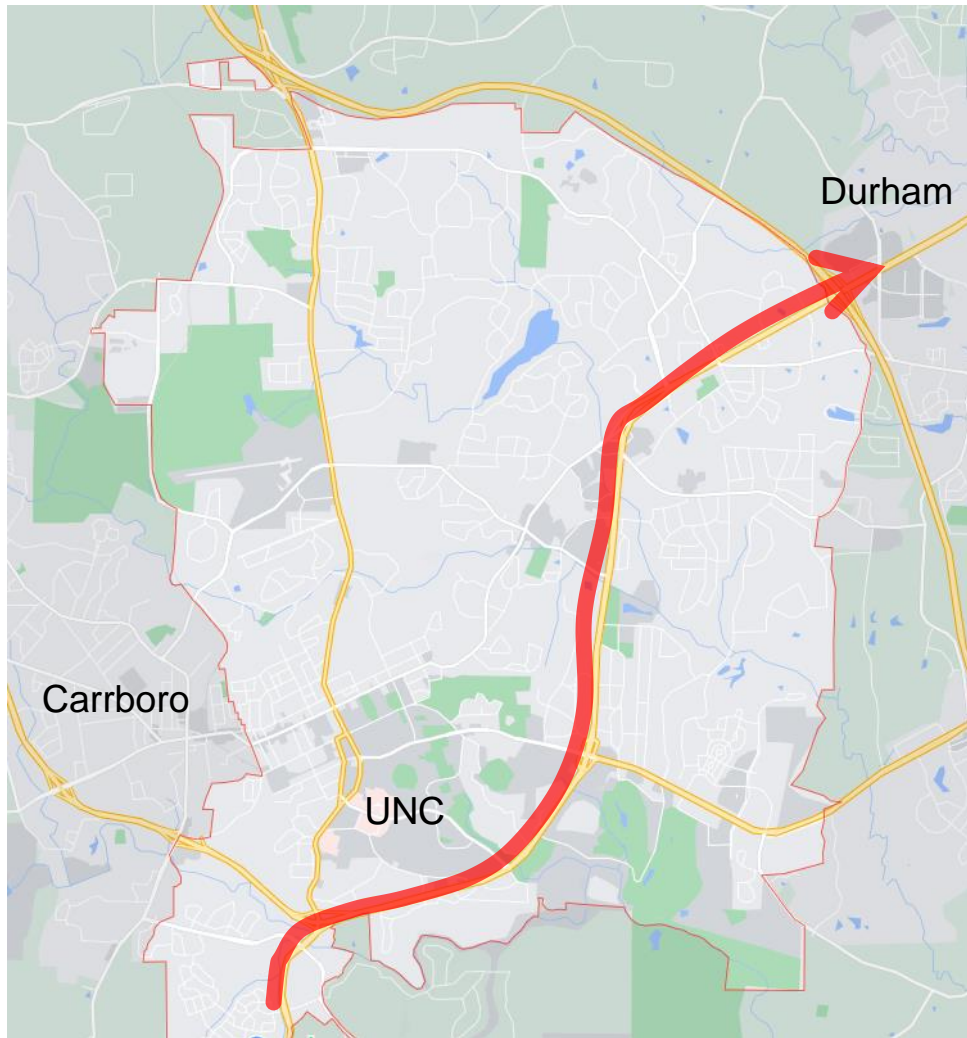
Office
2,979,695

Institutional
2,370,683

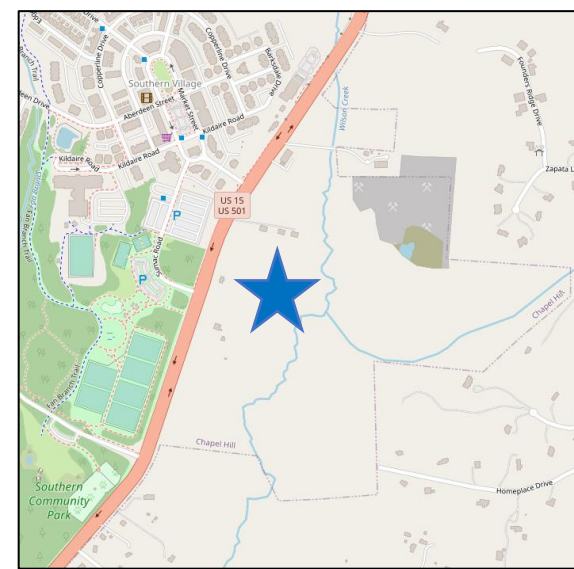
Commercial
3,316,482

Residential
10,216,358



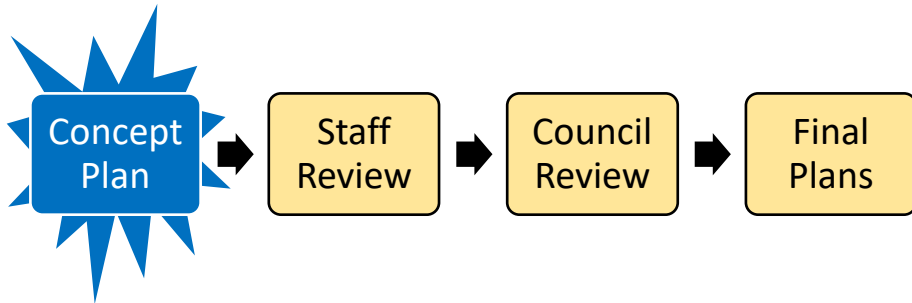


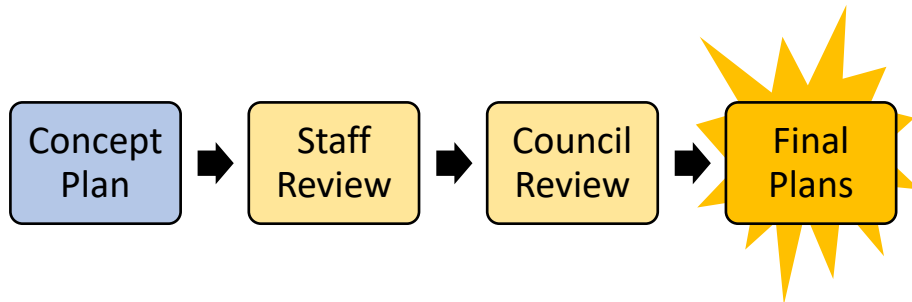
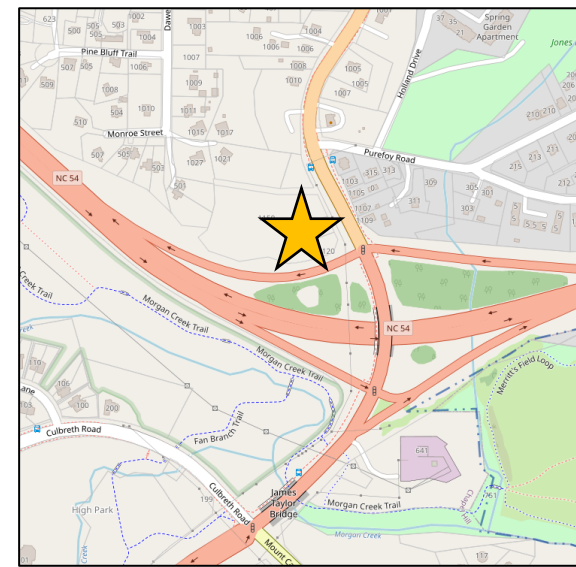
Heading North on 15-501



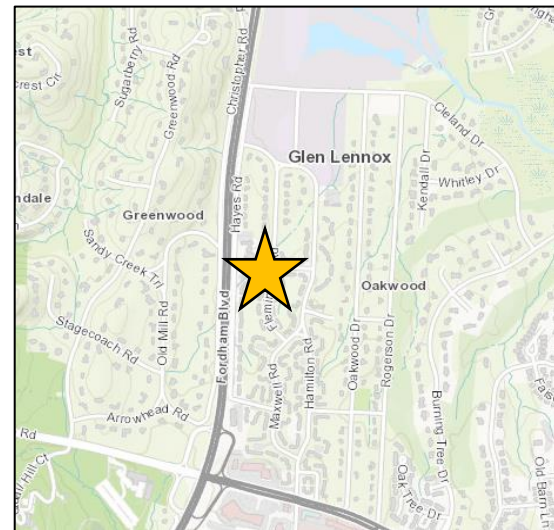
South Creek

Use	Mixed Use
Size	650 units, 42,000 sf office/retail
Status	Concept Plan



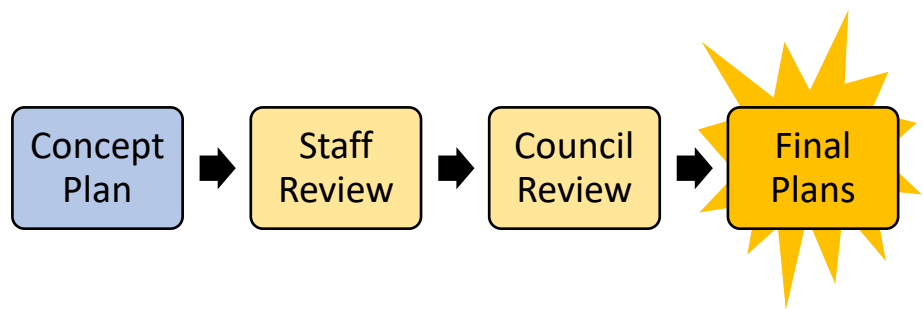
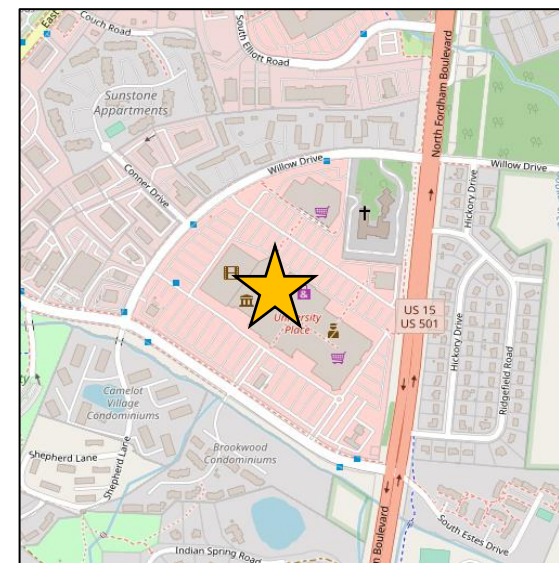


Columbia Street Annex	
Use	Mixed Use
Size	60 units, 57,000 sf
Status	Final Plans

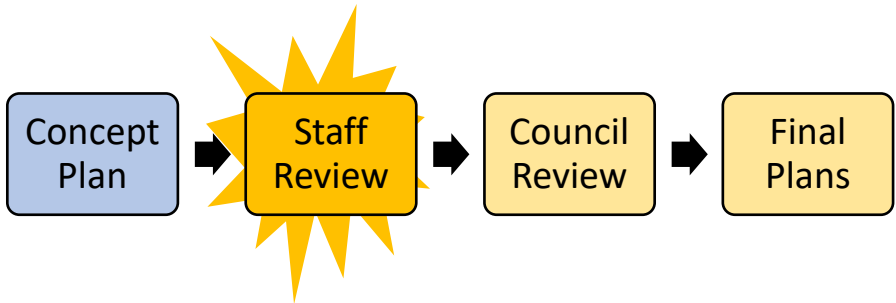
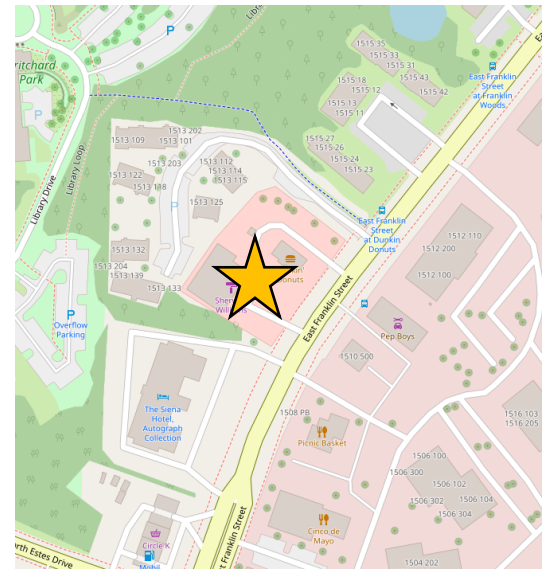
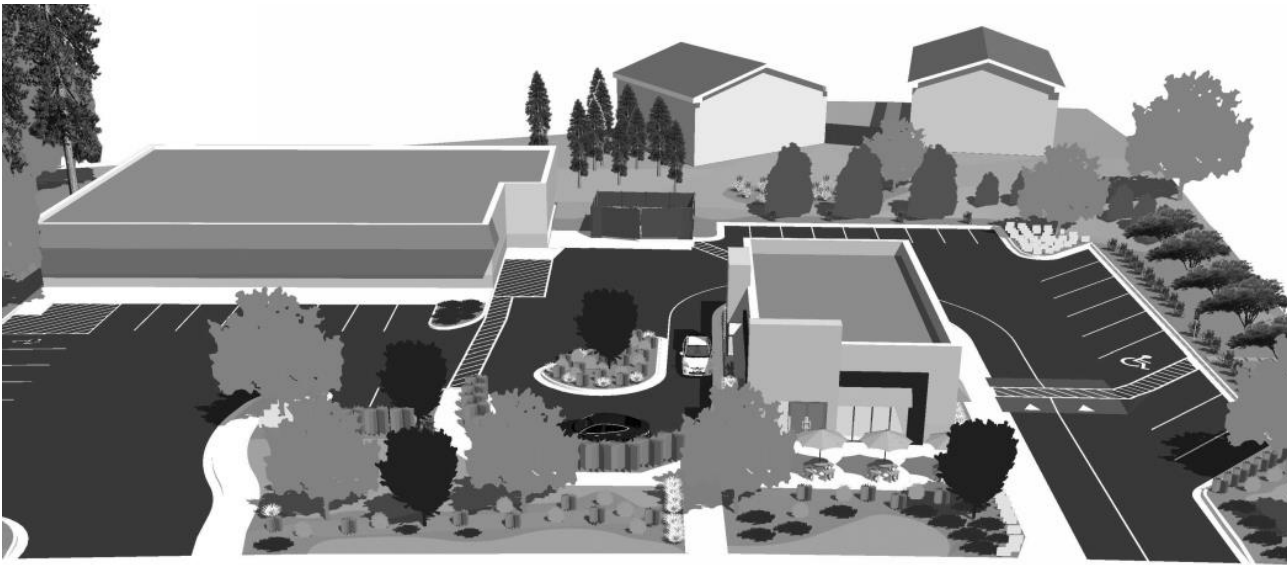


Glen Lennox

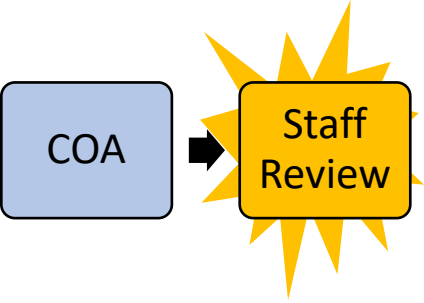
Use	Development Agreement
Size	1,391 units; 108,000 sf retail; 600,000 sf office; 150 hotel rooms
Status	Review and construction



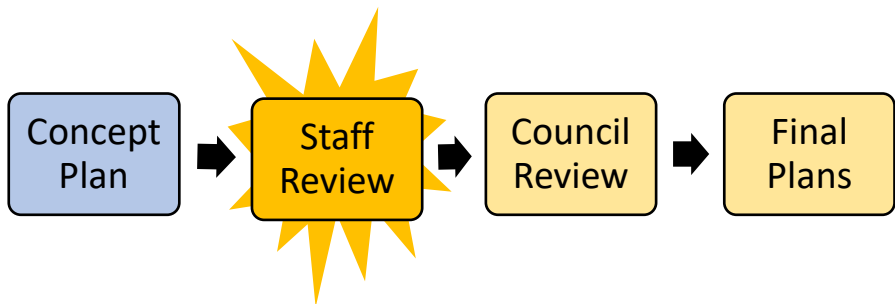
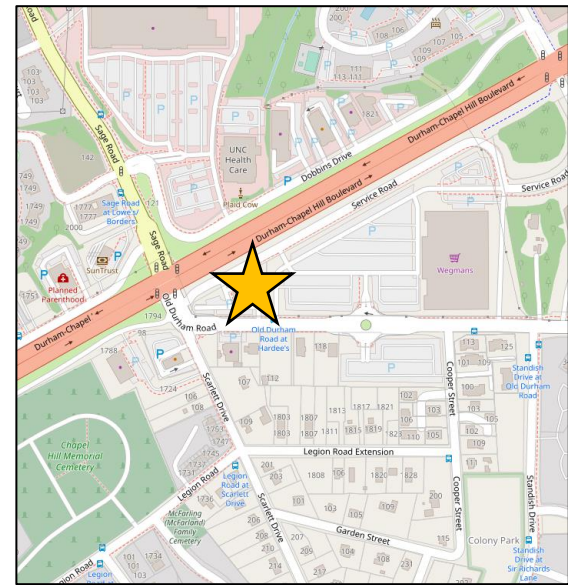
University Place	
Use	Mixed Use
Size	300 du; office 150,000 sf; commercial 450,000 sf; Hotel (150 rooms)
Status	Final Plans



Dunkin' Donuts, 1507 E. Franklin St.	
Use	Commercial/Drive-thru
Size	Add drive-through lane
Status	Special Use Permit

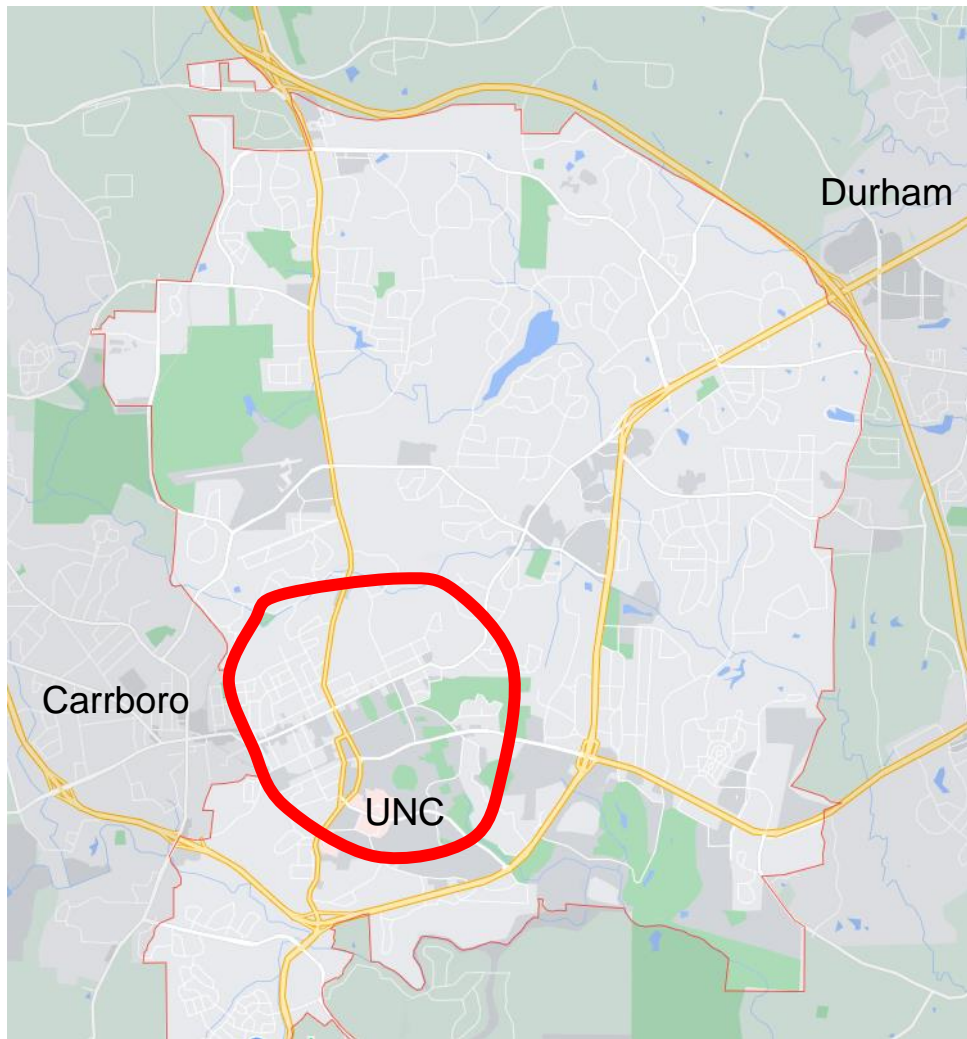


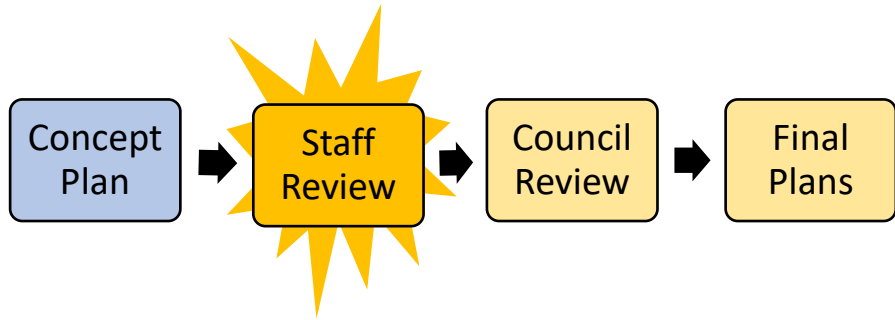
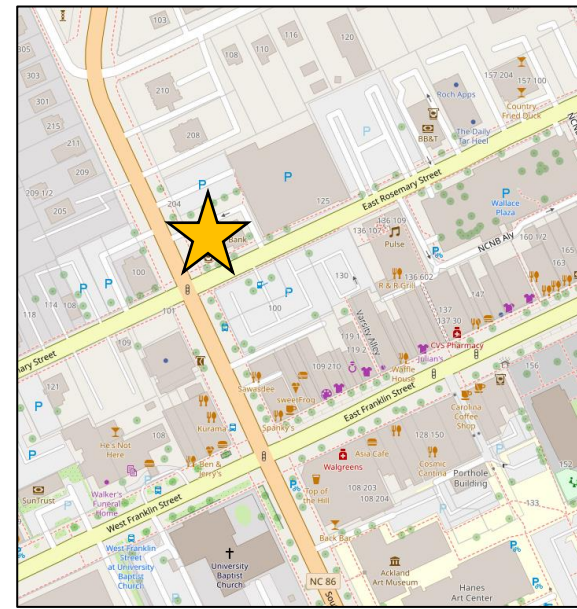
Aura Blue Hill	
Use	Multifamily and non-residential
Units	272 units and 23,195 sf commercial
Status	COA under review



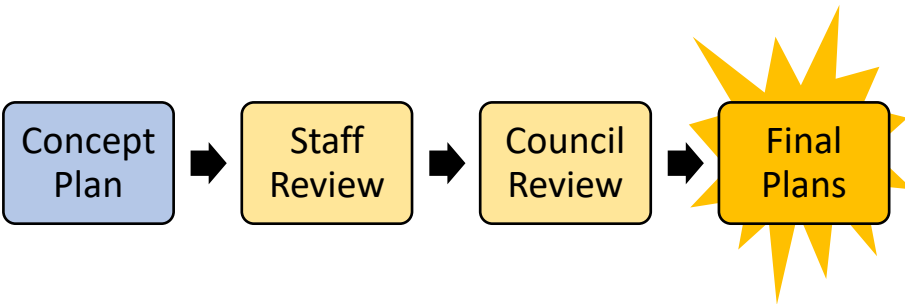
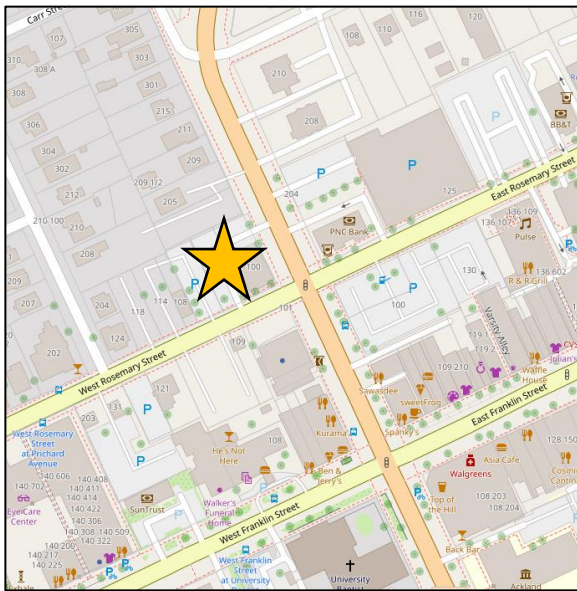
1800 Fordham Boulevard	
Use	Commercial
Size	2,400 sf
Status	Special Use Permit

Around Downtown

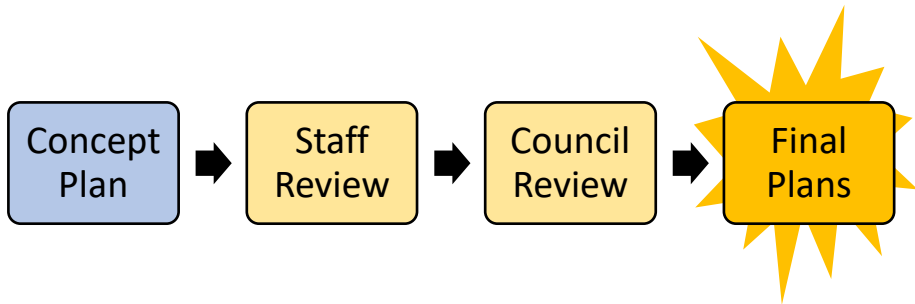
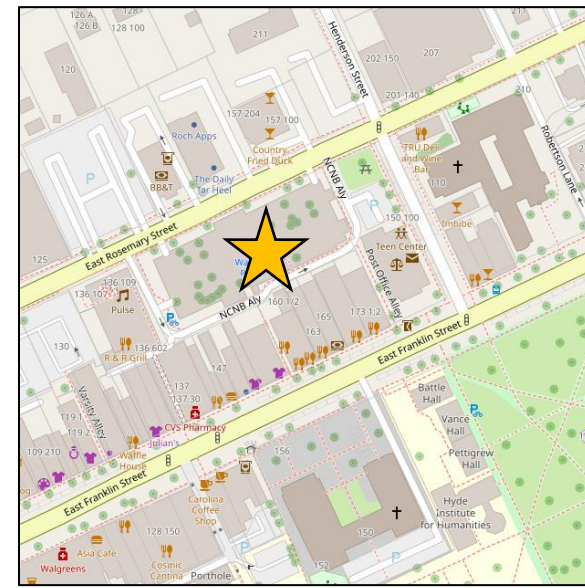




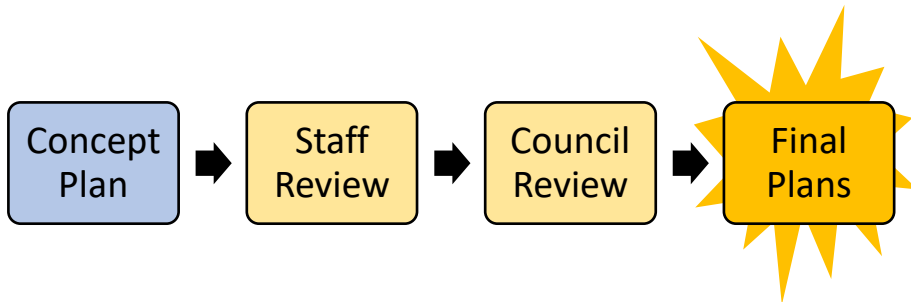
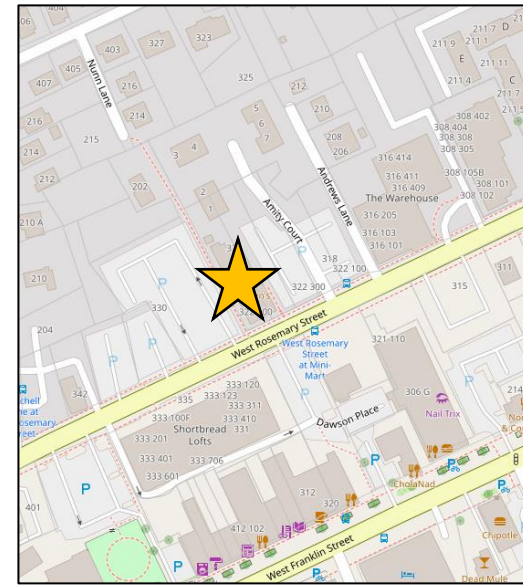
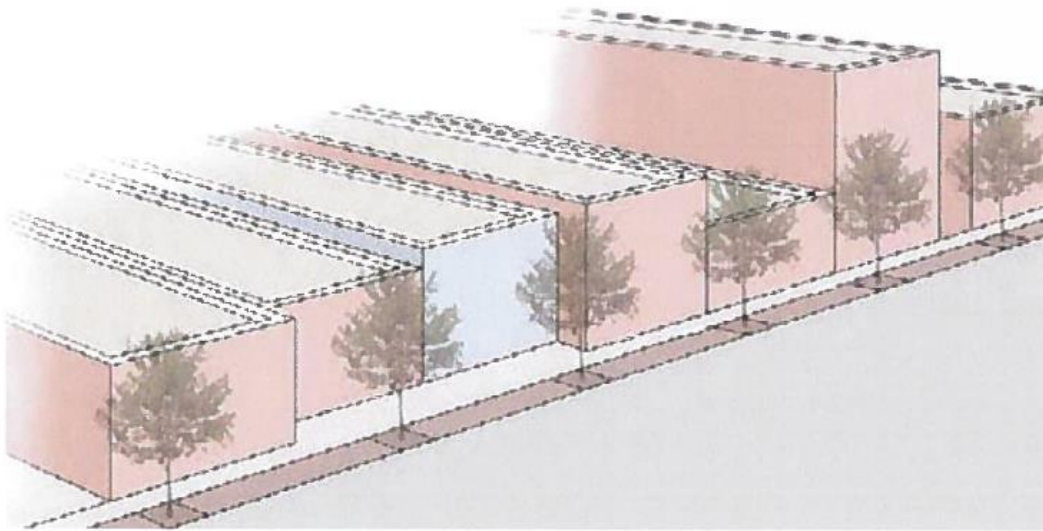
101 E. Rosemary Street	
Use	Multifamily
Size	140 units; 74,000 sf
Status	Conditional Zoning



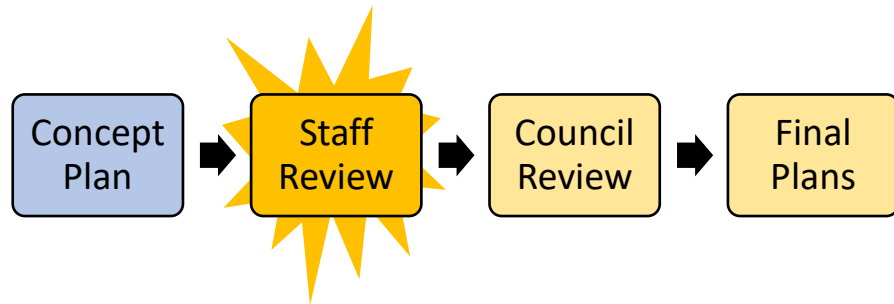
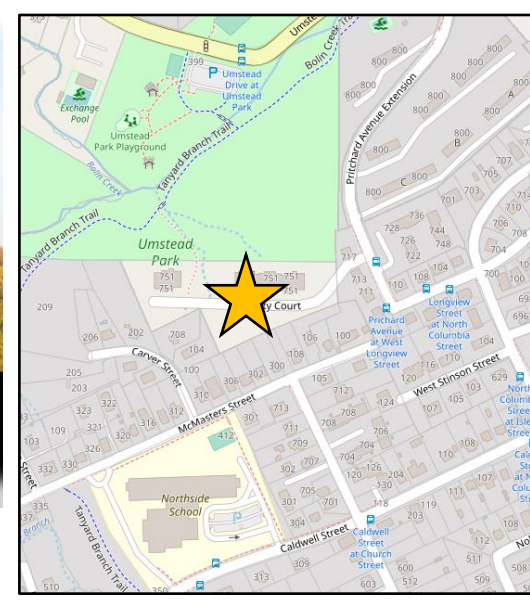
Rosemary/Columbia St. Hotel	
Use	Hotel
Size	92,500 sf
Status	Final Plans



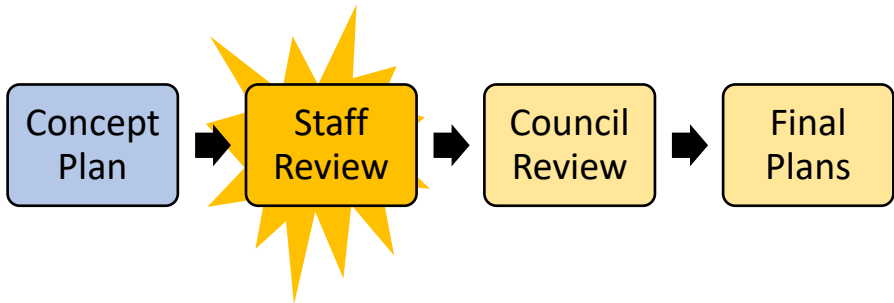
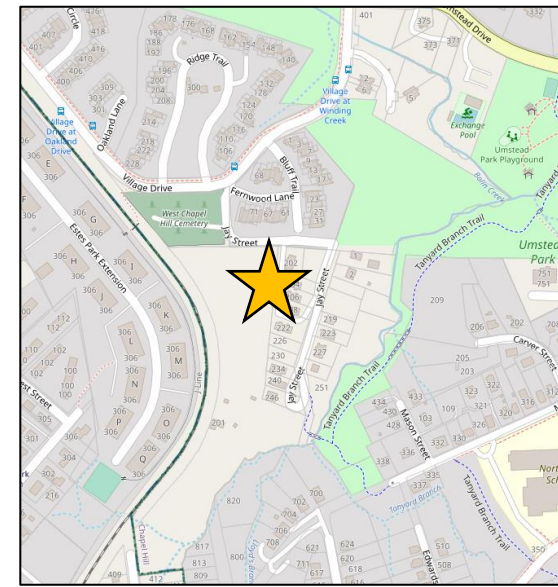
150 E. Rosemary Street	
Use	Office and Research Activities
Size	237,000 sf
Status	Final Plans



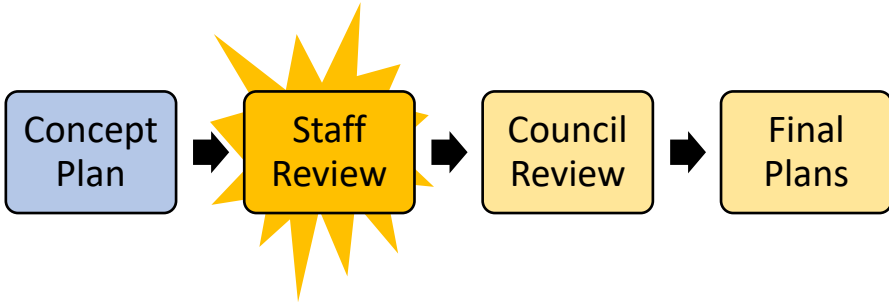
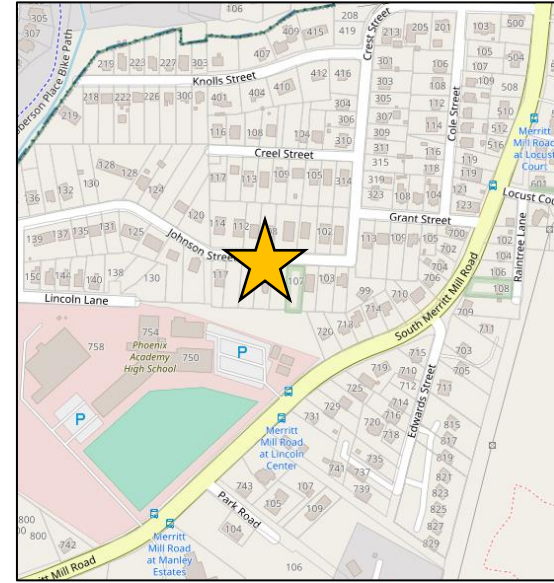
318-326 W. Rosemary Street	
Use	Multifamily/Mixed Use
Size	100 units (97,557 sf)
Status	Final Plans



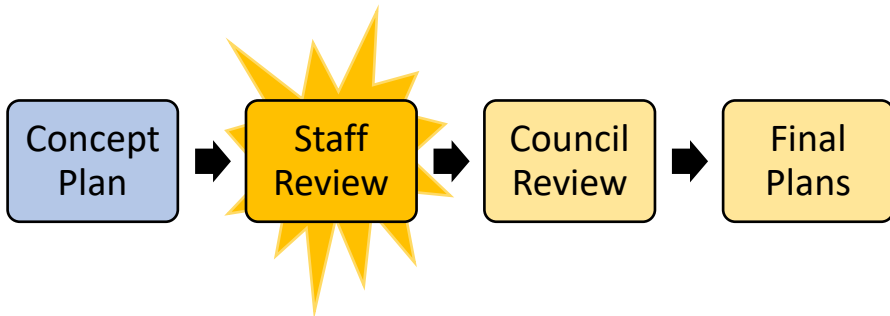
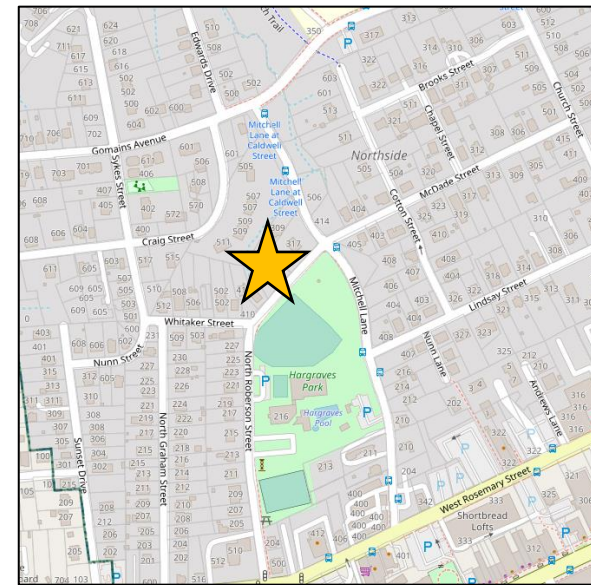
Trinity Court	
Use	Multifamily
Size	54 units; 65,100 sf
Status	Conditional Zoning



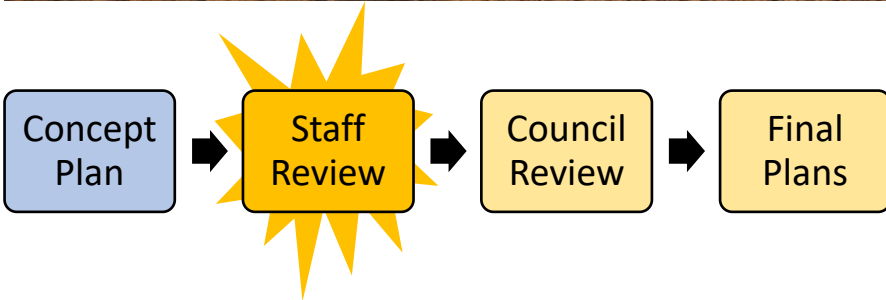
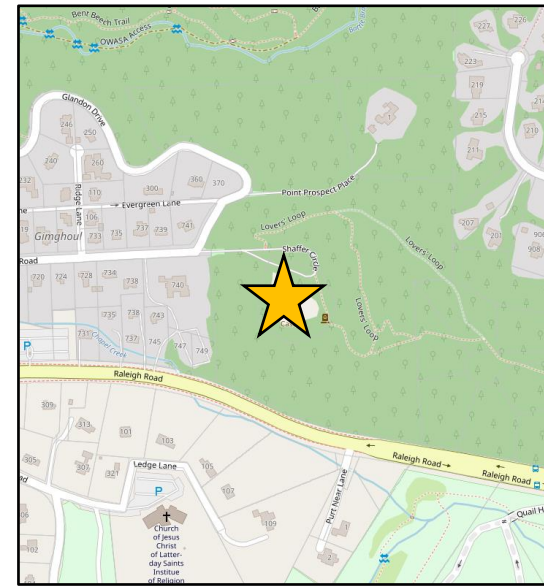
Jay Street	
Use	Multifamily
Size	48-52 units; 61,032 sf
Status	Conditional Zoning



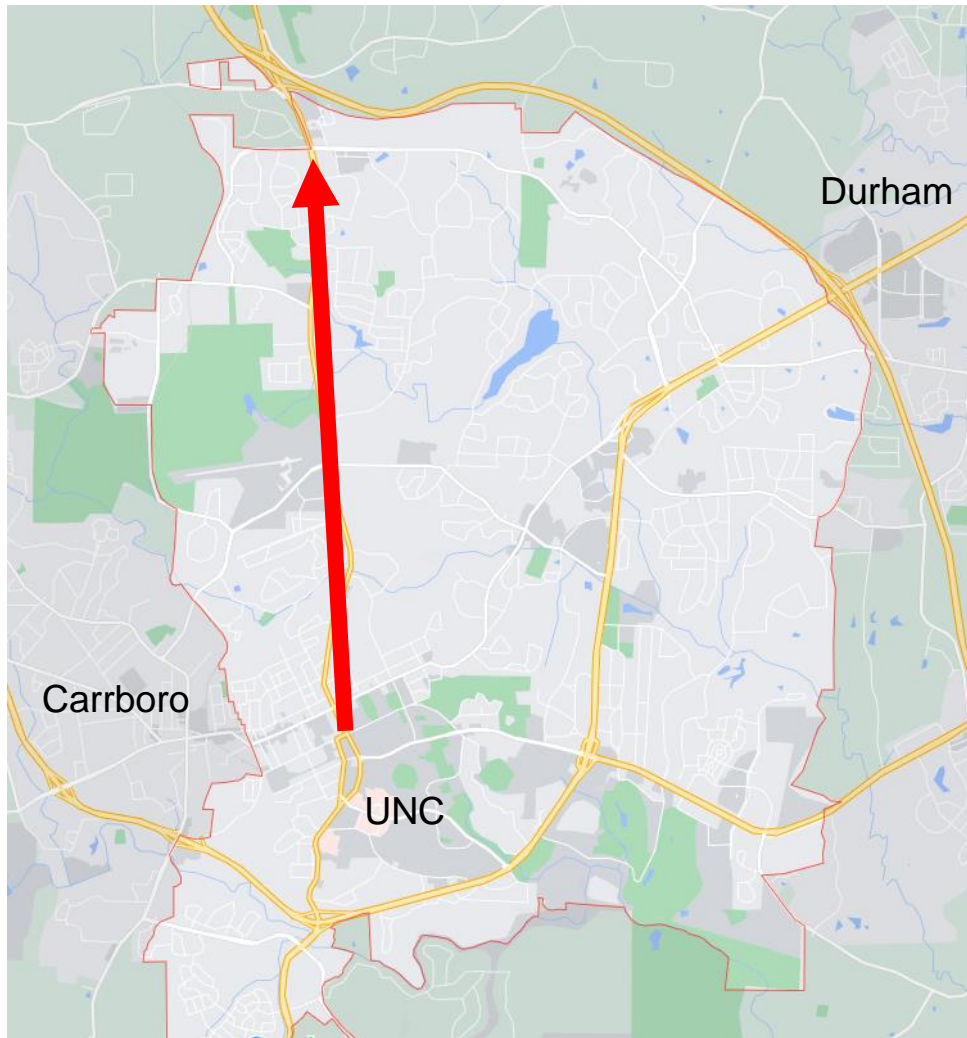
PEACH Apartments	
Use	Multifamily
Size	10 units; 7,697 sf
Status	Conditional Zoning



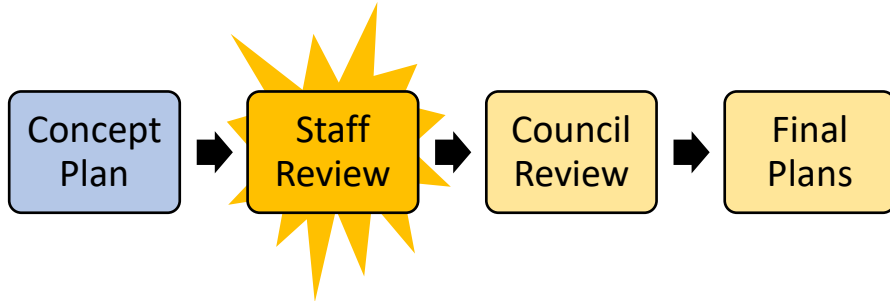
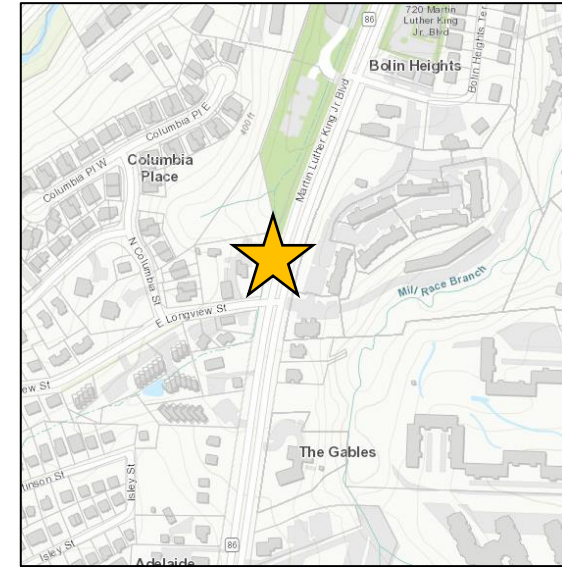
307 N. Roberson St.	
Use	Multifamily
Size	4 units; 5,380sf
Status	Conditional Zoning



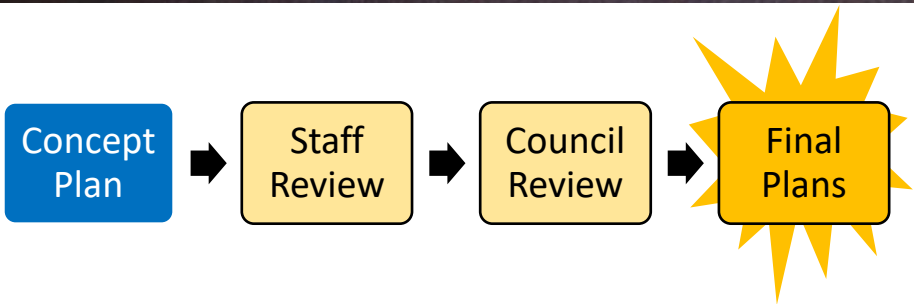
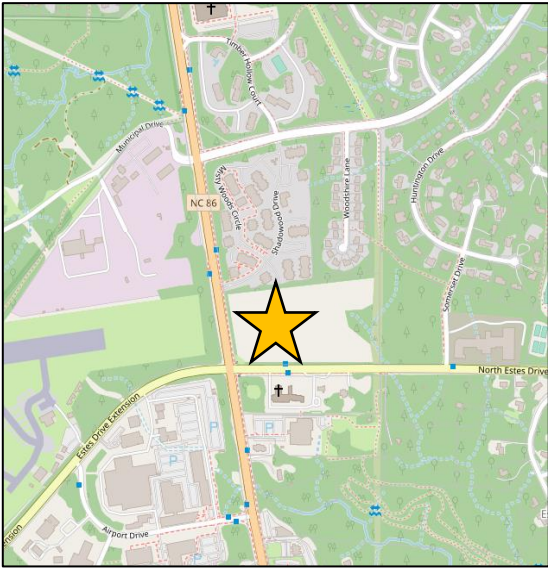
Gimghoul Castle	
Use	Club
Size	1,200 sf addition
Status	Conditional Zoning



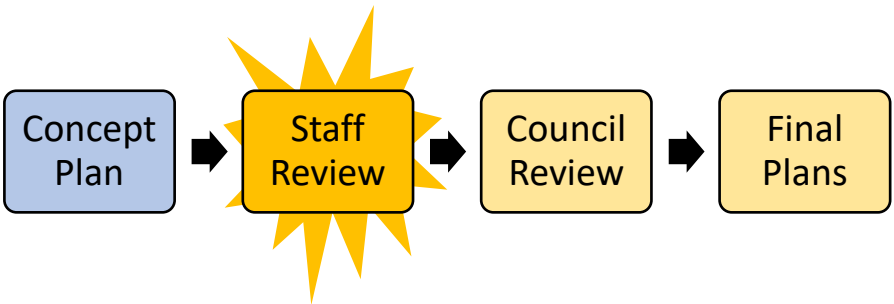
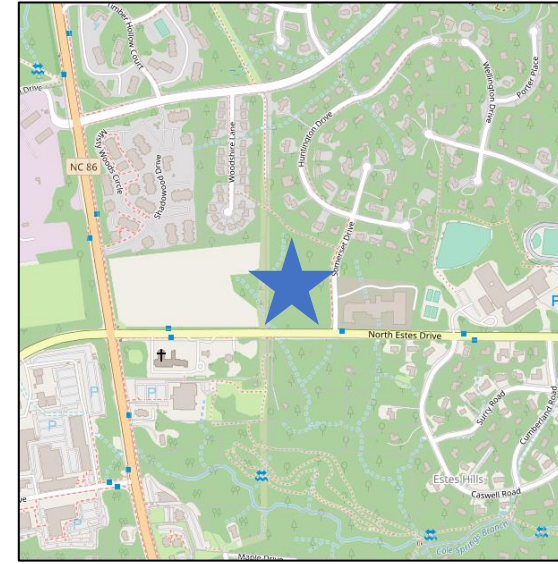
Heading North on Martin Luther King Jr. Blvd



Aspen Heights	
Use	Multifamily
Size	112 units; 124,000 sf
Status	Conditional Zoning



Aura Chapel Hill	
Use	Multifamily & Commercial
Size	419 units; 544,946 sf
Status	Final Plans

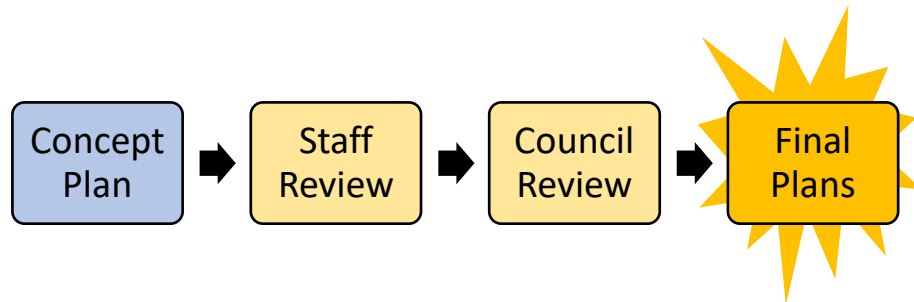


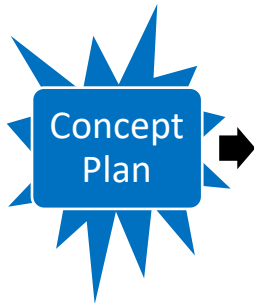
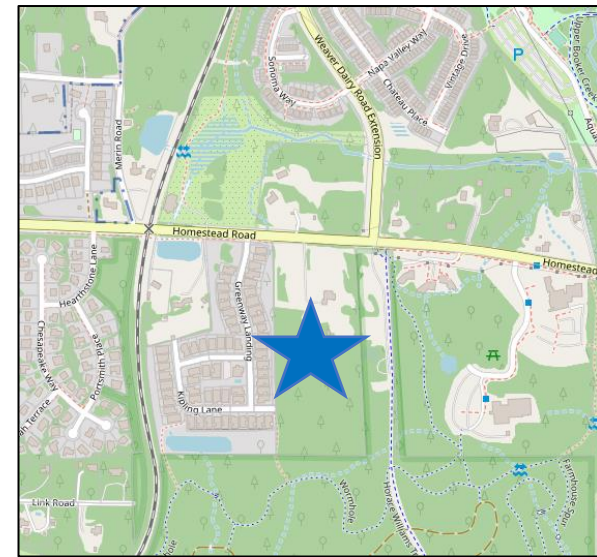
710 N Estes Drive	
Use	Multifamily
Size	78 units; 193,472 sf
Status	Conditional Zoning



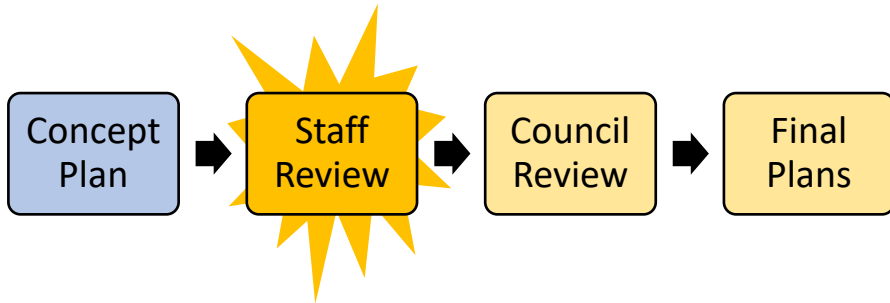
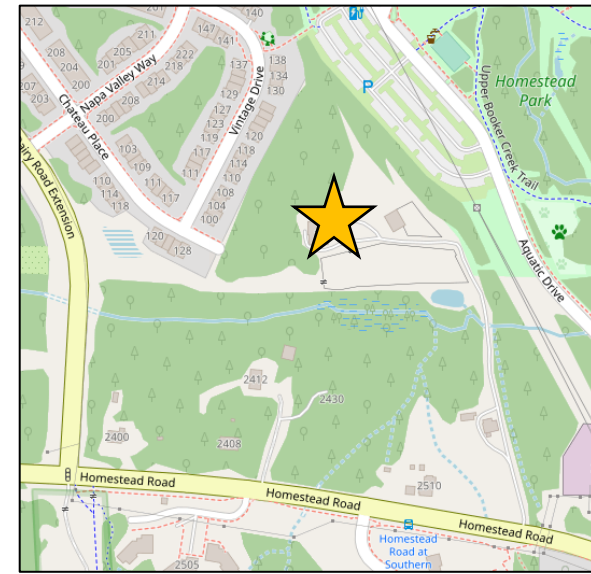
1200 MLK

Use	Gas Station, Storage Facility, Mobile Home Park
Size	105,700 sf and 73 residential units
Status	Final Plans

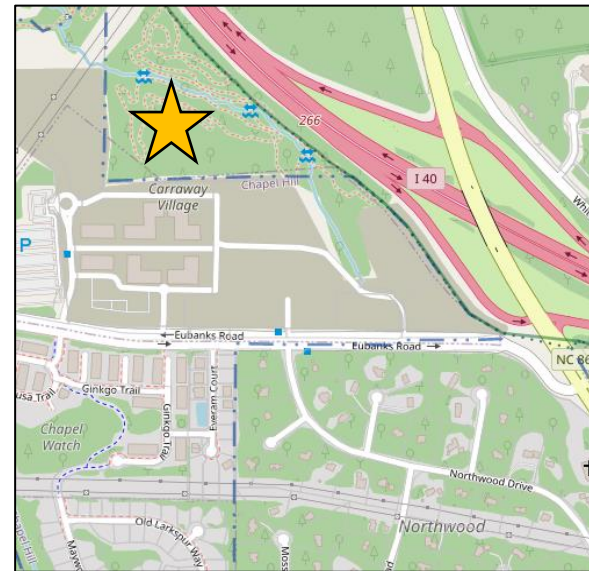




Homestead Road Tri-Point	
Use	Townhouse development
Size	100 units
Status	Concept Plan

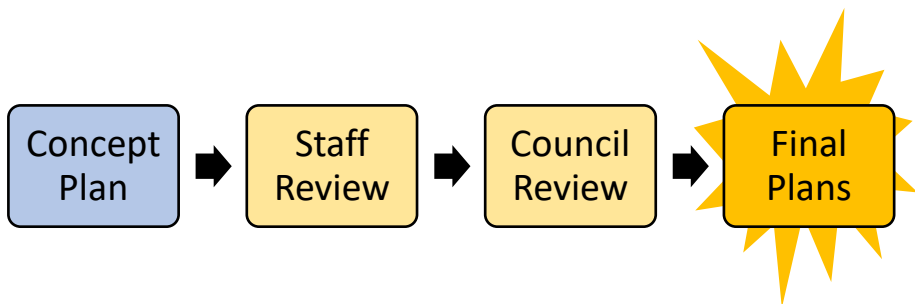


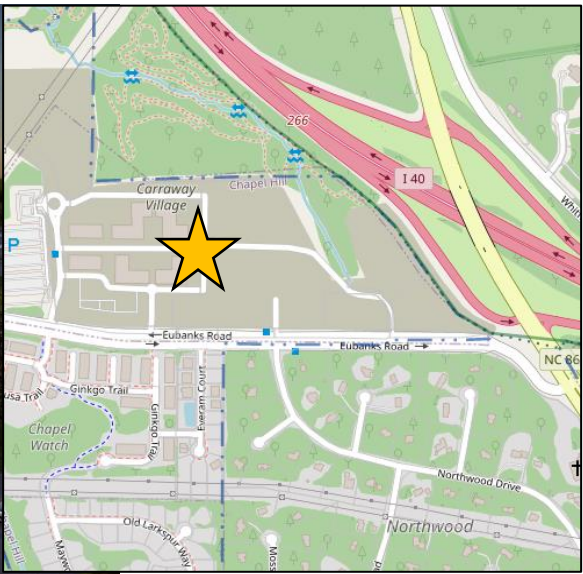
Stanat's Place	
Use	Townhouse development
Size	47 units, 114,900 sf
Status	Conditional Zoning



Putt Putt Fun Center

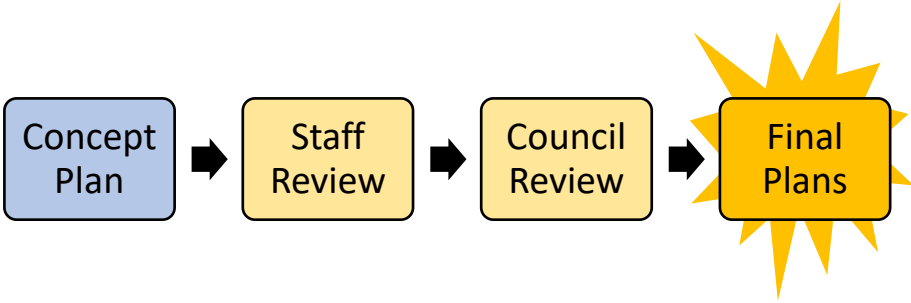
Use	Recreation Facility and Self Storage
Size	114,900 sf
Status	Final Plans

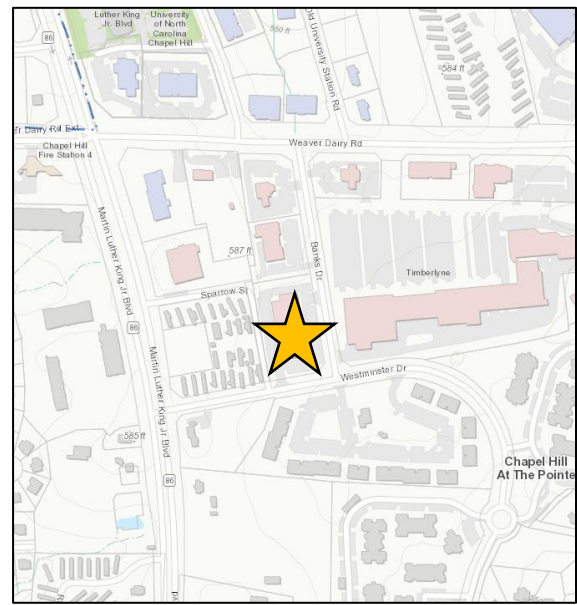




Carraway Village

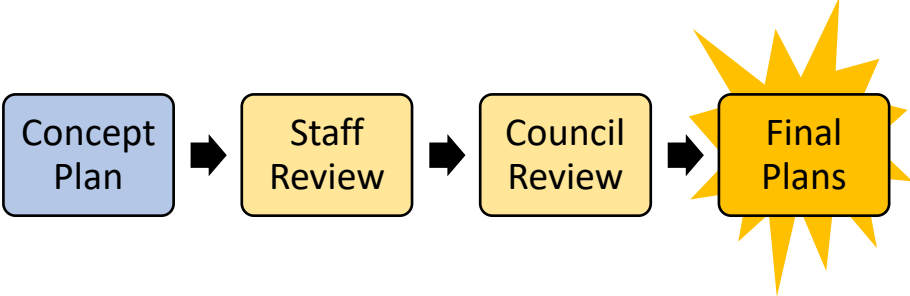
Use	Mixed Use
Size	701 units; 270,000 sf office; 416,000 sf retail
Status	Final Plans/Construction

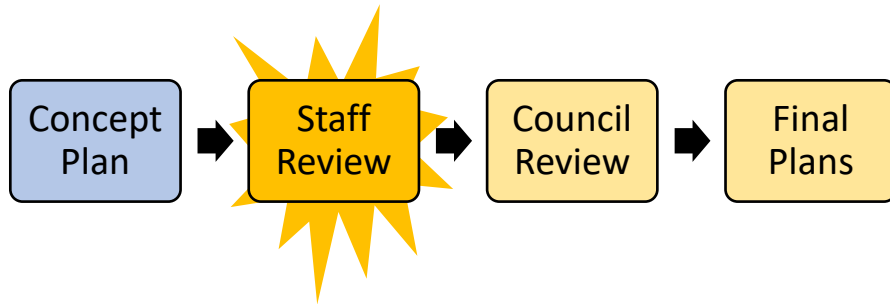
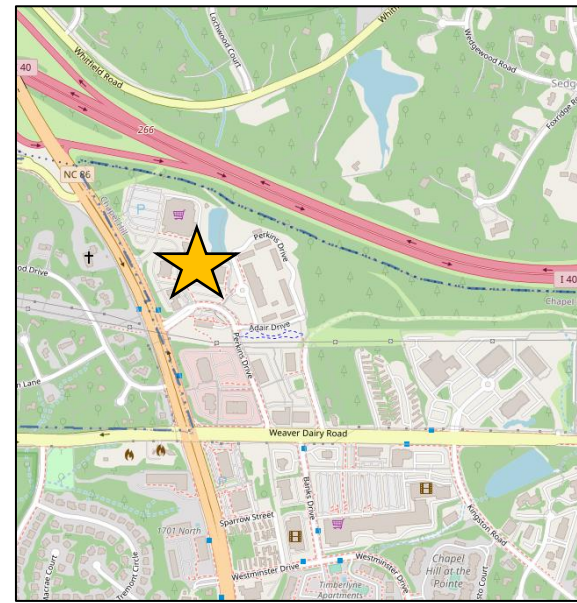




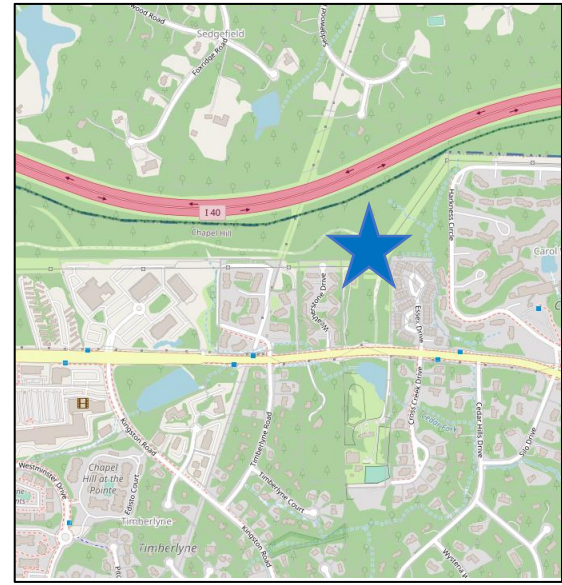
Timberlyne Office (Timberlyne Theatre)

Use	Office Building
Size	19,857 sf
Status	Final Plans

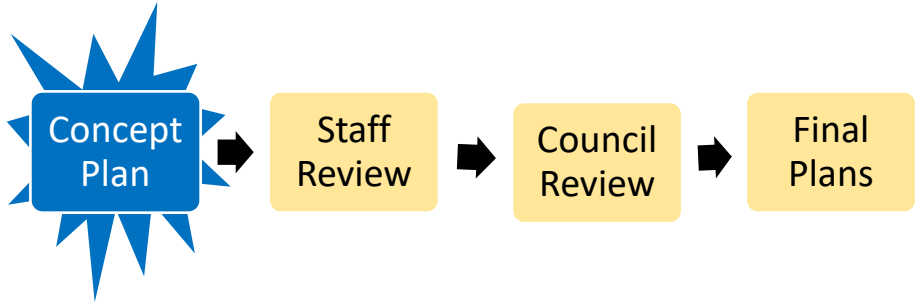




Chapel Hill North	
Use	Mixed Use
Size	11,800 sf addition
Status	Special Use Permit



Weaver Dairy Road Residential	
Use	Multifamily/Mixed Use
Size	372 units 19,447 sf non-residential
Status	Concept Plan



ON-GOING CONSTRUCTION ACTIVITIES

Weavers Grove	243 units	Tarheel Lodging (hotel)	43,040 sf
Perry Place	24 units	Chandler Woods	71 units
Bridgepoint	53 units	Christ Community Church	11,420 sf
Carolina Donor Services	56,418 sf	UNC-NC Surgical Tower	376,301 sf
Calyx (Glen Lennox)	304 units	Medical Education Building	174,582 sf
Park Apartments	414 units	125 E Rosemary Street	6,000 sf
Millennium (University Inn)	284 units	136 E Rosemary Street	+1,026 sf



TOWN OF CHAPEL HILL

DEVELOPMENT ACTIVITY REPORT

<https://www.townofchapelhill.org/government/departments-services/planning/current-development-activity>



- Planning

+ Plans and Ordinances

Planning and Zoning
Application Forms

- Active Development

101 E Rosemary Street

101-110 Erwin Rd.

1165 Weaver Dairy
Road

1200 Martin Luther
King Jr Blvd - 1200 MLK

124 W Rosemary

+ 125 E Rosemary Street
Parking Deck

136 & 137 E Rosemary

150 East Rosemary
Street

500 W Rosemary St

1751 Dobbins Dr.

1751 Dobbins Dr
Expansion Concept
Plan

2200 Homestead Rd.

318-326 W Rosemary
St. Home Page

710 N Estes Dr

Amphitheater

Government » Departments & Services » Planning »

ACTIVE DEVELOPMENT

Font Size: [+](#) [-](#) [Share & Bookmark](#) [Feedback](#) [Print](#)

The Planning Department is pleased to publish its new Development Activity Report Dashboard, accessible via the link here:

**Development Activity
Report**

Staff will be updating the data in this report throughout the week of November 29-December 3. If you do not see what you are looking for, please contact: Planning@townofchapelhill.org

The map and report track the following stages of a development project:

- Concept Plan Review
- Advisory Board Review
- Conditional Zoning Review
- Site Plan Review
- Town Council Review

Development Project Application Walkthrough



Go to Interactive Project Table

- Explore the Current Development Activity map using a mouse/touch.
- Click the empty map space to clear a project selection.
- Optionally filter the visible projects below.
- Click a project icon to display the project information in the information panel to the right of the screen.
- Change the basemap with the map selector at the top left of the map frame.
- Use the Actions button at the top of the information panel to access options for the selected record.

▼ Filter Development Projects

Project ID is

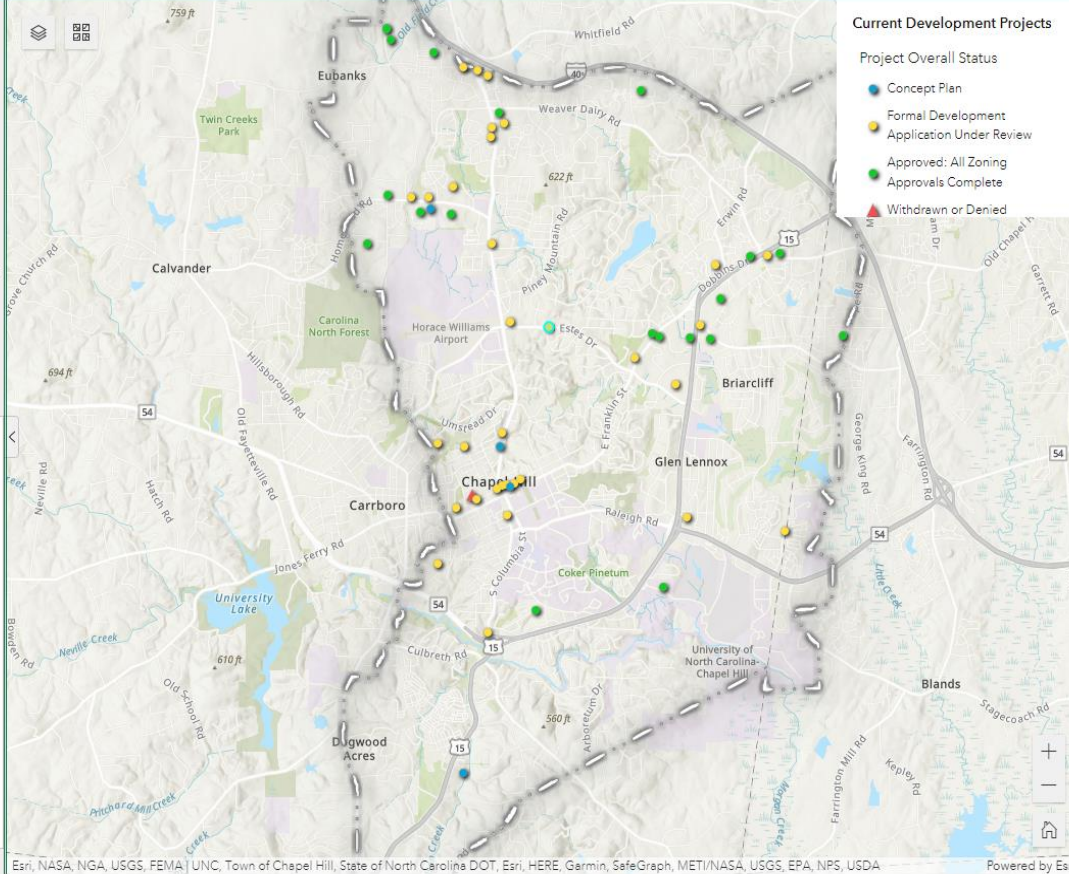
Project Name is

Project Type is
 - All -

Street Address is
 - All -

Project Overall Status is
 - All -

Apply Clear



Project name: 710 N Estes Townhomes
Project type: Residential Development
Overall status: Formal Development Application Under Review
Address: 710 N Estes Dr, Chapel Hill, NC, 27514, USA
Email the staff contact: Planning Staff

Applications

*Application one: Concept Plan
 Review status: Reviews and Presentations Concluded*

*Application two: Conditional Zoning
 Review status: Under Staff Review*



Planning

Plans and Ordinances

Planning and Zoning
Application Forms

Active Development

101 E Rosemary Street

101-110 Erwin Rd.

1165 Weaver Dairy
Road

1200 Martin Luther
King Jr Blvd - 1200 MLK

124 W Rosemary

125 E Rosemary Street
Paving Deck

136 & 137 E Rosemary

150 East Rosemary
Street

500 W Rosemary St

1751 Dobbins Dr.

1751 Dobbins Dr
Expansion Concept
Plan

2200 Homestead Rd.

318-326 W Rosemary
St. Home Page

710 N Estes Dr

Army Station

Aspen Heights

Aura

Bridgpoint

Carolina Donor
Services

Carolina Flex Park

Carroway Village

Carroway Village Phase
2

Chandler Woods

Chapel Hill High School

Christ Community
Church

Columbia Street Annex
2017

Courtyards of
Homestead

Dunkin (1507 & 1509 E
Franklin St.)

EVOLVE

Flats (607-617 MLK Jr.
Bldg)

Fordham Blvd
Apartments

+ Glen Lennox

Harro Teeter
Expansion and Fuel
Center

Jay Street Affordable
Housing

Government » Departments & Services » Planning » Active Development »

710 N ESTES DR

Font Size: [A](#) [B](#) [C](#) [Share & Bookmark](#) [Feedback](#) [Print](#)



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

Project Address: 710 N Estes Dr

Orange County PIN: 97894555646

Project Description: The applicant proposes a town-home community with an estimated seventy-eight (78) units in approximately twelve (12) buildings.

Original Zoning: Residential-1 / R1

Proposed Zoning: Residential-5 / R5

Floor Area (Total Heated and Unheated): 193,472

Parking: 18 car spaces

Status: Formal Development Application submitted

Public Meeting Schedule

Event:	Date:	Location:
Hearing Advisory Board	10/13/21	Virtual
Community Design Commission Review	10/28/21	Virtual
Stormwater Management Utility Advisory Board	10/26/21	Virtual
Town Council	10/27/21	Virtual

Initial Proposal Application

Concept Plan

Applicant Name: McAdams on behalf of Lock7 Development

Submittal Date:

- [Concept Plan Application](#)
- [Concept Plan](#)
- [Project Narrative](#)
- [Compliance Statements](#)

Formal Development Applications

Conditional Zoning Application

Applicant Name: McAdams on behalf of Lock7 Development

Submittal Date: December 30, 2021

- [Conditional Zoning Application](#)

