

# Active Development Applications

(as of April 10, 2023)

Project	Application Type	Use	Size	Next Step
<b>CONCEPT PLANS</b>				
Piedmont Electric Cooperative Substation	Concept Plan	Public Service Facilities	Substation, 1.5 acres	Formal Application submittal
Chapel Hill Life Sciences Center	Concept Plan	Office / Retail	320,000 sf lab/office	Formal Application submittal
Aura South Elliott	Concept Plan	Multifamily	330 units	Formal Application submittal
Chapel Hill Transit Expansion	Concept Plan	Public Service Facilities	10-11 acres	Formal Application submittal
Gateway	Concept Plan	Multifamily	380 units	Formal Application submittal
Lullwater Park	Concept Plan	Multifamily / Mixed-Use	489 units; ancillary retail	Formal Application submittal
UNC Porthole Alley	Concept Plan	University / Mixed-Use	130,000 sf	Formal Application submittal
<b>UNDER REVIEW - FORMAL APPLICATION</b>				
157 E. Rosemary	Conditional Zoning	Multifamily / Mixed-Use	56 units (14 affordable); 3,000 sf retail	Under Staff Review
Hillmont	Conditional Zoning	Multifamily	500 units; 725,000 sf	Under Staff Review
Columbia Street Annex	Modification to Conditional Zoning	Multifamily / Mixed-Use	Additional impervious; 59 units; 62,188 sf	Under Staff Review
Chapel Hill Crossing (5500 Old Chapel Hill Rd & Huse Residential)	Conditional Zoning	Multifamily / Mixed-Use	435-550 units; 556,088 sf	Under Staff Review
St. Paul Village	Conditional Zoning	Mixed-Use	350 units (93 affordable); 606,630 sf including place of worship, recreation	Under Staff Review
Starpoint Refuel	Conditional Zoning	Commercial	3,270 sf gas station	Under Staff Review
UNC Health Eastowne	Conditional Zoning	Office	1,100,000 sf office/medical office	Planning Comm. Review
Barbee Chapel Apartments	Conditional Zoning	Multifamily	350 units (31 affordable); 420,000 sf	Council Review
South Creek	Conditional Zoning	Multifamily / Mixed-Use	586 units; 102 townhomes; 19,500 sf commercial/office	Council Review
101 E. Rosemary Street	Conditional Zoning	Multifamily / Mixed-Use	150 units; 119,471 sf	Council Action
<b>ZONING COMPLIANCE, PERMITTING AND CONSTRUCTION</b>				
Dunkin Donuts Drive-Thru	Special Use Permit	Commercial	Add drive-thru	waiting for Final Plans submittal
Homestead Rd Tri-Point	Conditional Zoning	Townhomes	119 units; 226,500 sf	waiting for Final Plans submittal
150 E Rosemary Street	Conditional Zoning	Office	228,000 sf wet lab/office	waiting for Final Plans submittal
Harris Teeter Chapel Hill North	Special Use Permit	Commercial	11,800 sf gas station/grocery	waiting for Final Plans submittal
Gimghoul Castle	Conditional Zoning	Social Club	1,200 sf addition	waiting for Final Plans submittal
Jay Street Affordable Housing	Conditional Zoning	Multifamily	48 affordable units; 61,032 sf	waiting for Final Plans submittal
Carraway Village	Special Use Permit	Mixed-Use	Develop 53.75 acres	waiting for Additional Phases
University Place Redevelopment	Special Use Permit	Mixed-Use	Redevelop 42 acres	waiting for Additional Phases
2200 Homestead	Final Plans	Multifamily	115-130 affordable units; 181,575 sf	Council Mod request

PEACH Apartments	Final Plans	Multifamily	10 affordable units; 7,700 sf	Under Staff Review
710 N Estes Townhomes	Final Plans	Multifamily / Townhomes	107 units; 218,538 sf	Under Staff Review
101-111 Erwin Road	Final Plans	Mixed-Use	54 hotel rooms; 52 townhomes	Under Staff Review
Trinity Court	Final Plans	Multifamily	54 affordable units; 66,488 sf	Under Staff Review
Stanat's Place	Final Plans	Townhomes	47 units; 101,000 sf	Under Staff Review
West Rosemary Street Hotel	Final Plans	Commercial	140 hotel rooms	Under Staff Review
Putt-Putt Fun Center	Final Plans	Commercial	110,886 sf recreation/self-storage	Permitting / Construction Start
1800 Fordham Blvd	Final Plans	Commercial	2,400 sf bank	Permitting / Construction Start
1200 MLK	Final Plans	Mixed-Use	52,358 sf; mobile homes retained	Permitting / Construction Start
Aura Blue Hill	Form District Permit	Multifamily / Mixed-Use	301 units; 30,291 sf nonresidential	Permitting / Construction Start
Calyx II (Tekka) Glen Lennox	Development Agreement Compliance Permit	Multifamily / Mixed-Use	291 units; 280,802 sf	Permitting / Construction Start
Additional projects under construction, not listed here once substantial work has commenced				

### Total Residential by Status Category

	Total Dwelling Units	Affordable Dwelling Units
<b>Concept Plans</b>	1,127	72
<b>Under Review - Formal Application</b>	2,588	261
<b>Zoning Compliance and Permitting (includes Entitled)</b>	1,640	426
<b>Under Construction</b>	2,670	71

### Notes

- \* The timing of review, permitting, and construction varies widely. The above data is not meant to represent when new development will be completed.
- \* In particular, multiphase projects such as Carraway Village, U Place, and Glen Lennox have timelines for build-out of 5-10 years following approval.
- \* All proposed units currently under Formal Application review are subject to Council approval. Through the Conditional Zoning process, Council has discretion over the appropriate scale of development proposals.
- \* Following Concept Plan review, submittal of a Formal Application is uncertain. Staff has excluded some Concept Plans from this data where conversations indicate the project will not move forward. Additional Concept Plans may change in scale before Formal Application submittal.