

Active Development Applications

(as of March 11, 2024)

Project	Application Type	Use ^	Size	Next Step
CONCEPT PLANS				
Sigma Sigma Sorority	Concept Plan (Review Complete)	Club / Lodging	Additional uses to support national headquarters office	Formal Application submittal
The Reserve at Blue Hill	Concept Plan (Review Complete)	Multifamily	212 units (31 affordable)	Formal Application submittal
Aura South Elliott	Concept Plan (Review Complete)	Multifamily	330 units	Formal Application submittal
Chapel Hill Transit Expansion	Concept Plan (Review Complete)	Public Service Facilities	10-11 acres	Formal Application submittal
UNC Porthole Alley	Concept Plan (Review Complete)	University / Mixed-Use	130,000 sf	Formal Application submittal
UNDER REVIEW - FORMAL APPLICATION				
Piedmont Electric Cooperative Substation	Special Use Permit	Public Service Facilities	Substation, 1.5 acres	Under Staff Review
Tarheel Lodging Phase II	Form District Permit	Mixed-Use	283 units; 42,455 sf office	Under Staff Review
Park Apartments Phase II	Form District Permit	Multifamily / Mixed-Use	259 units; 16,254 sf nonresidential	Under Staff Review
Longleaf Trace	Conditional Zoning	Multifamily	48 affordable units, 62,000 sf	Planning Comm. Review - March
Aura Chapel Hill Lighting	Modification to Conditional Zoning	Multifamily / Mixed Use (MM)	Increase maximum allowed off-site illumination	Council Review - March
ZONING COMPLIANCE, PERMITTING AND CONSTRUCTION				
St. Paul Village	Conditional Zoning	Mixed-Use	350 units (88 affordable); 608,000 sf including place of worship, recreation	waiting for Final Plans submittal
Chapel Hill Life Sciences Center	Conditional Zoning	Office/Retail	Up to 381,424 sf lab/office/retail space	waiting for Final Plans submittal
Chapel Hill Crossing	Conditional Zoning	Multifamily / Townhomes (MM)	290-334 units (39-43 affordable); 465,000 sf	waiting for Final Plans submittal
Hillmont	Conditional Zoning	Multifamily	Up to 500 units (45 affordable); 730,000 sf	waiting for Final Plans submittal
Gateway	Conditional Zoning	Multifamily	Up to 388 units (72 affordable); 586,485 sf	waiting for Final Plans submittal
UNC Health Eastowne	Conditional Zoning	Office	1,100,000 sf office/medical office	waiting for Final Plans submittal
101 E Rosemary Street	Conditional Zoning	Multifamily / Mixed Use	150 units (5 affordable); 119,471 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
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	Review of Additional Phases
University Place Redevelopment	Special Use Permit	Mixed-Use	Redevelop 42 acres	Review of Additional Phases
Dunkin Donuts Drive-Thru	Final Plans	Commercial	Add drive-thru	Under Staff Review
2200 Homestead	Final Plans	Multifamily (MM)	89 affordable units; 130,385 sf	Under Staff Review
South Creek	Final Plans	Multifamily / Mixed Use (MM)	688-815 units (up to 101 affordable); 21,000-53,000 sf commercial/office	Under Staff Review

Barbee Chapel Apartments	Final Plans	Mutifamily	350 units (22 affordable); 420,000 sf	Under Staff Review
Starpoint Refuel	Final Plans	Commercial	3,270 sf gas station	Under Staff Review
Homestead Rd Tri-Point	Final Plans	Townhomes (MM)	119 units (17 affordable); 226,500 sf	Under Staff Review
101-111 Erwin Road	Final Plans	Mixed-Use (MM)	54 hotel rooms; 52 townhomes	Under Staff Review
West Rosemary Street Hotel	Final Plans	Commercial	140 hotel rooms	Under Staff Review
PEACH Apartments	Final Plans	Multifamily	10 affordable units; 7,700 sf	Permitting / Construction Start
Columbia Street Annex	Final Plans	Multifamily / Mixed Use	59 units; 62,188 sf	Permitting / Construction Start
Gimghoul Castle	Final Plans	Social Club	1,200 sf addition	Permitting / Construction Start
Trinity Court	Final Plans	Multifamily	54 affordable units; 66,488 sf	Permitting / Construction Start
710 N Estes Townhomes	Final Plans	Multifamily / Townhomes (MM)	107 units; 218,538 sf	Permitting / Construction Start
Putt-Putt Fun Center	Final Plans	Commercial	110,886 sf recreation/self-storage	Permitting / Construction Start
1200 MLK	Final Plans	Mixed-Use	52,358 sf gas station/self-storage; 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				

^ (MM) indicates that the project includes a middle housing component - buildings with 2-4 attached units and/or for-sale townhomes

Residential by Type and Status

(as of March 11, 2024)

	Total Dwelling Units	Affordable Dwelling Units	Middle Housing Units
Concept Plans	542	TBD	TBD
Under Review - Formal Application	599	48	0
Zoning Compliance and Permitting (includes Entitled)	4,182	648	475
Under Construction	2,462	180	182

Notes

- * Middle Housing, as calculated here, includes configurations of 2-4 units in a building as well as all for-sale townhomes
- * 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 or more following approval.
- * Most proposed units 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.