



CONCEPT PLAN REVIEW: GATEWAY (Project #21-073)

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Colleen Willger, Director
 Judy Johnson, Assistant Director
 Corey Liles, Planning Manager

PROPERTY ADDRESS	MEETING DATE	APPLICANT
E. Lakeview Drive	September 14, 2022	CJT, PA on behalf of Bryan Properties

STAFF RECOMMENDATION

That the Council adopt the attached resolution transmitting comments to the applicant regarding the proposed development.

PROCESS

Council hears from the applicant, and receives comments from the Community Design Commission, Stormwater Management Utility Advisory Board, Housing Advisory Board, and Town’s Urban Designer, hears public comments and offers suggestions to the applicant.

Because this review is a Concept Plan submittal, statements by individual Council members this evening do not represent an official position or commitment on the part of a Council member with respect to the position he or she may take when and if the Council considers a formal application.

DECISION POINTS

A Conditional Zoning review is typically required for the formal application.

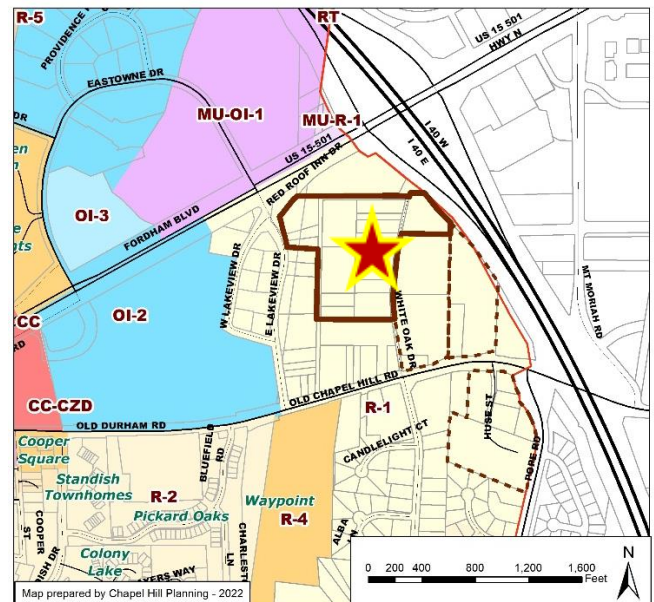
The Town has received four applications for residential development in this general area, including this one. Staff and applicants developed a Framework Plan for coordination of site design elements across the four sites to establish a cohesive and connected community. Council comments on this Concept Plan may consider the larger context of the Framework Plan.

PROJECT OVERVIEW

The approximately 16-acre site consists of 15 parcels located on the east side of E. Lakeview Dr., to the south of US 15-501. The site is currently zoned Residential-1 (R-1).

The proposal includes approximately 380 dwelling units and 535 parking spaces, with multiple buildings up to 5 stories in height. The proposal would require a rezoning.

PROJECT LOCATION



ATTACHMENTS

- Long-Range Plans Evaluation
- Draft Staff Presentation
- Resolution A, Transmitting Council Comments
- Advisory Board Comments (*HAB and SMUAB to be added*)
- Urban Designer Comments
- Applicant Materials – Initial Submittal
- Additional Applicant Materials – Responding to Framework Plan



PARKLINE EAST VILLAGE FRAMEWORK PLAN

Under direction of the Town Council, Town of Chapel Hill staff have led a planning effort to examine four adjacent development proposals to be more holistic and connected. Over the summer, staff held a series of workshops with the development teams. These efforts produced a "Development Framework" which coordinates project details from site to site; fosters community connections for pedestrians, bicycles, transit, and vehicles; considers how stormwater and stream protection could be seen more as site and community amenities; and plans for a vibrant public realm of streets and open spaces.

The Gateway applicant subsequently explored updates to their original Concept Plan materials to reflect the context and outcomes of the Framework Plan. The attached 'Additional Applicant Materials' reflect that work. The applicant will share more details on their response to the Framework Plan in their presentation to the Town Council.



LONG-RANGE PLANS EVALUATION
GATEWAY – E. LAKEVIEW DRIVE

The following report provides an evaluation of the Concept Plan site, based on long-range planning considerations.

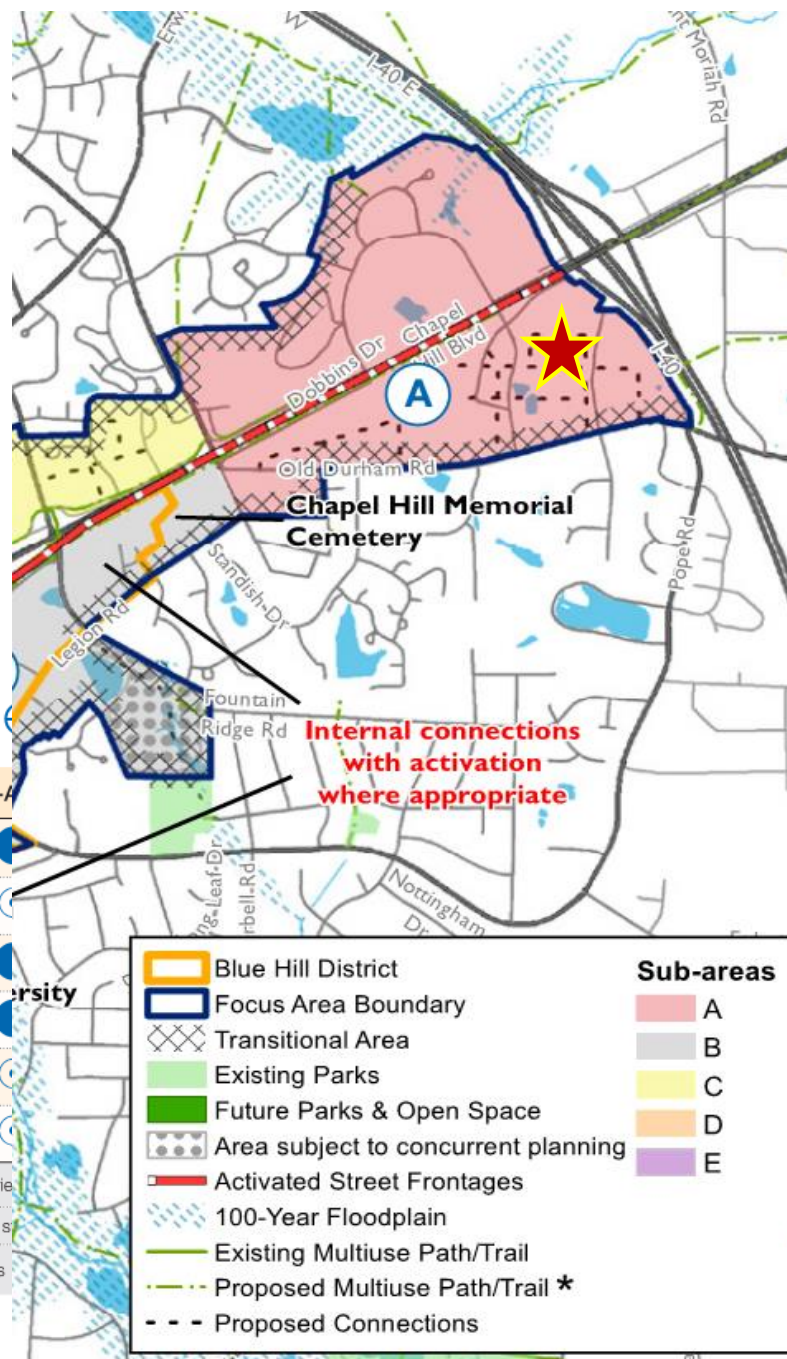
<p>EXISTING LAND USE Residential / Vacant</p>	<p>PROPOSED LAND USE Multifamily Residential</p>										
<p>SURROUNDING PROPERTIES – EXISTING LAND USES Residential (North, South, East & West)</p>											
<p>APPLICABLE ADOPTED PLANS</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Future Land Use Map (FLUM)</td> <td><input checked="" type="checkbox"/> Cultural Arts Plan</td> </tr> <tr> <td><input checked="" type="checkbox"/> Mobility and Connectivity Plan</td> <td><input checked="" type="checkbox"/> Stormwater Management Master Plan</td> </tr> <tr> <td><input checked="" type="checkbox"/> Parks Comprehensive Plan</td> <td><input checked="" type="checkbox"/> Climate Action & Response Plan</td> </tr> <tr> <td><input checked="" type="checkbox"/> Greenways Master Plan</td> <td><input type="checkbox"/> West Rosemary Street Development Guide</td> </tr> <tr> <td><input checked="" type="checkbox"/> Chapel Hill Bike Plan</td> <td><input type="checkbox"/> Central West Small Area Plan</td> </tr> </table>		<input checked="" type="checkbox"/> Future Land Use Map (FLUM)	<input checked="" type="checkbox"/> Cultural Arts Plan	<input checked="" type="checkbox"/> Mobility and Connectivity Plan	<input checked="" type="checkbox"/> Stormwater Management Master Plan	<input checked="" type="checkbox"/> Parks Comprehensive Plan	<input checked="" type="checkbox"/> Climate Action & Response Plan	<input checked="" type="checkbox"/> Greenways Master Plan	<input type="checkbox"/> West Rosemary Street Development Guide	<input checked="" type="checkbox"/> Chapel Hill Bike Plan	<input type="checkbox"/> Central West Small Area Plan
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<p>SUMMARY OF PLAN CONSIDERATIONS AFFECTING SITE</p> <p><u>Future Land Use Map (FLUM) - North 15/501 Corridor Focus Area, Sub-Area A</u></p> <ul style="list-style-type: none"> • Multifamily Residential; Multifamily, Shops & Offices; Commercial Office; and Parks/Green spaces are listed as <i>Primary (predominate) Uses</i>. • Townhouses & Residences and Institutional/University/Civic facilities are listed as <i>Secondary Uses</i> (allowed, but not predominate). • Height guidance for the Sub-Area is <i>4-6 stories</i>. <p><u>Mobility and Connectivity Plan</u></p> <ul style="list-style-type: none"> • A multi-use path is shown running northwest to southeast through the site. • Bike lanes are proposed along the site’s frontage on E. Lakeview Dr. <p><u>Parks Comprehensive Plan</u></p> <ul style="list-style-type: none"> • No existing service areas are noted for this site. • No additional Neighborhood Parks or Community Parks are proposed in this area. <p><u>Greenways Master Plan</u></p> <ul style="list-style-type: none"> • There are no proposed greenway facilities impacting this site. <p><u>Chapel Hill Bike Plan</u></p> <ul style="list-style-type: none"> • Mapping of future bike facilities in the Bike Plan is superseded by the Mobility and Connectivity Plan. The Bike Plan provides some additional detail on facility design. <p><u>Cultural Arts Plan</u></p> <ul style="list-style-type: none"> • The Cultural Arts Plan identifies locations that are opportunities for integrating public art. The applicant should coordinate with Chapel Hill Community Arts & Culture for more information on appropriate landscape and artistic treatments in this corridor. <p><u>Stormwater Management Master Plan</u></p> <ul style="list-style-type: none"> • The site is located in the Clark Lake Subwatershed. The applicant should coordinate with Chapel Hill’s Stormwater Management Division to understand relevant stormwater considerations. 											

Climate Action and Response Plan

- Developing the site in accordance with the Future Land Use Map and Mobility Plan would contribute to the following Plan actions:
 - Create walkable, bikeable, transit-served neighborhoods
 - Increase bicycling, walking, and transit use
- Conditions for development could contribute to the other actions in the plan such as:
 - Net-zero emissions for new construction
 - Create a town-wide EV charging station network
 - Protect water quality, natural, and agricultural resources
 - Enhance green infrastructure

LONG-RANGE PLANS EVALUATION

Future Land Use Map (Excerpt)



Character Types and Height in 2050: North 15-501 Corridor

● Primary (predominant land uses)
 ○ Secondary (appropriate, but not predominant)

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D
Multifamily, Shops & Offices	●	●	○	○
Multifamily Residential	●	○	○	○
Commercial/Office	●	●	○	○
Parks and Green/Gathering Spaces	●	●	○	○
Townhouses & Residences	○	○	●	○
Institutional/University/Civic	○	○	○	○
Typical Height	4-6 stories	4 stories	4 stories	4-6 stories
Transitional Area Height	Up to 4 stories	Up to 4 stories	Up to 4 stories	Up to 4 stories
Activated Street Frontage Height	6 stories	6 stories	6 stories	6 stories

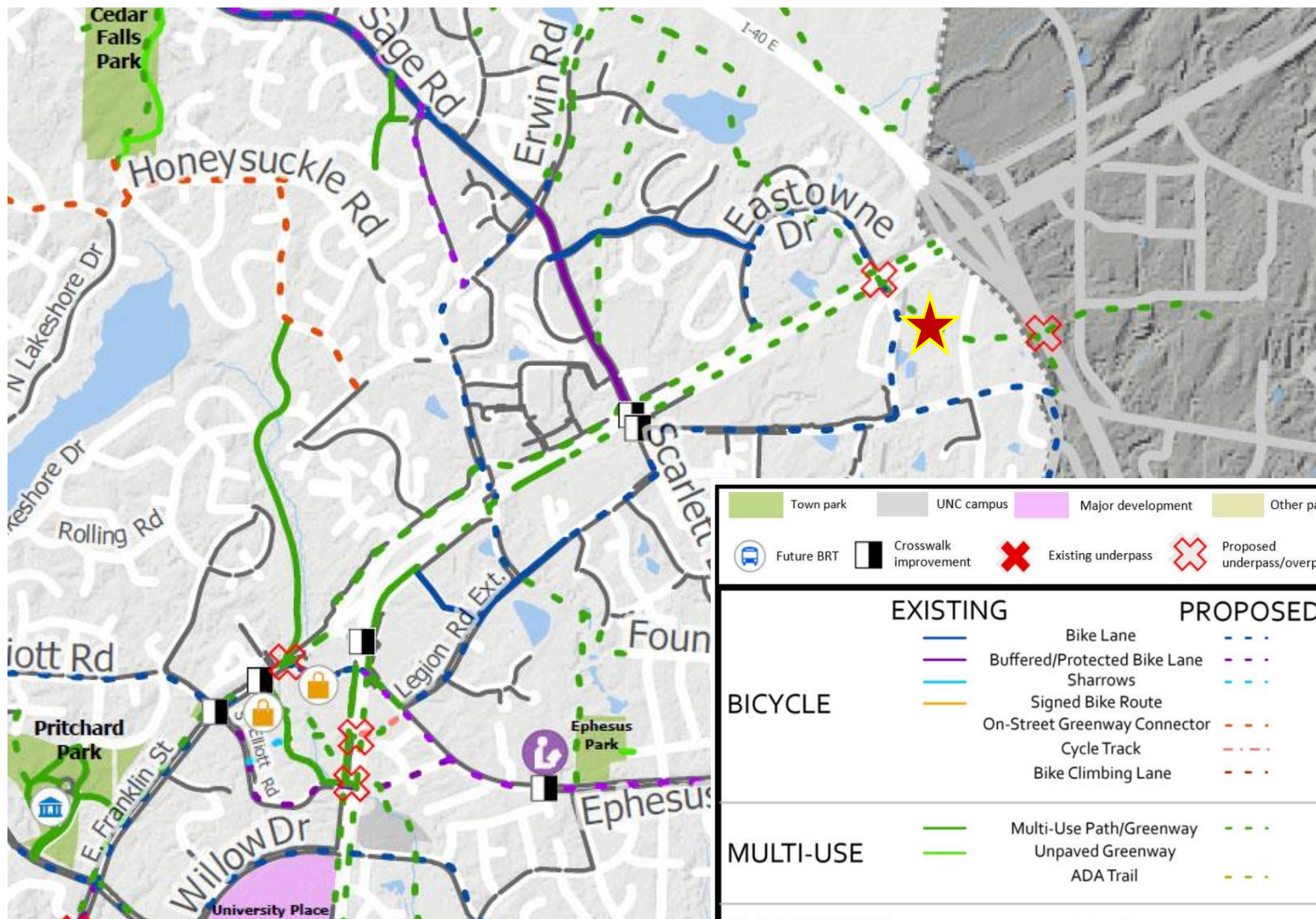
- Blue Hill District
- Focus Area Boundary
- Transitional Area
- Existing Parks
- Future Parks & Open Space
- Area subject to concurrent planning
- Activated Street Frontages
- 100-Year Floodplain
- Existing Multiuse Path/Trail
- Proposed Multiuse Path/Trail *
- Proposed Connections

Sub-areas

- A
- B
- C
- D
- E

LONG-RANGE PLANS EVALUATION

Mobility & Connectivity Plan (Excerpt)



	Town park		UNC campus		Major development		Other park
	Future BRT		Crosswalk improvement		Existing underpass		Proposed underpass/overpass
BICYCLE	EXISTING		Bike Lane	PROPOSED			
		Buffered/Protected Bike Lane					
		Sharrows					
		Signed Bike Route					
		On-Street Greenway Connector					
		Cycle Track					
MULTI-USE		Multi-Use Path/Greenway					
		Unpaved Greenway					
		ADA Trail					
PEDESTRIAN		Sidewalk					

LONG-RANGE PLANS EVALUATION

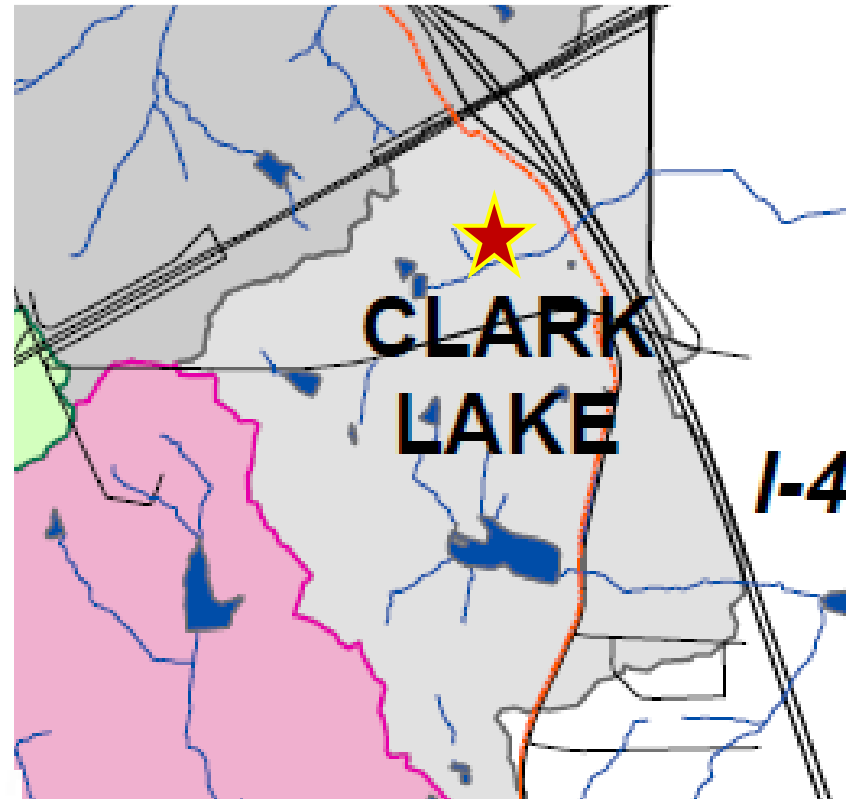
Parks Comprehensive Plan (Excerpt)



Legend		COMMUNITY PARK FACILITIES (Community Park Serving as Neighborhood Park)	
	Neighborhood Park	1	HOMESTEAD PARK
	Service Radius 1/2 Mile	2	CEDAR FALLS PARK
	Community Park Serving as Neighborhood Park	3	COMMUNITY CENTER PARK
	Proposed Neighborhood Park 1/2 Mile radius	4	SOUTHERN COMMUNITY PARK
	Community Park	NEIGHBORHOOD PARK FACILITIES	
	Service Radius 1.5 Mile	5	NORTH FOREST HILLS PARK
	Proposed Community Park 1.5 Mile radius	6	PRITCHARD PARK
	Chapel Hill Town Limits	7	EPHESUS PARK
		8	UMSTEAD PARK
		9	HARGRAVES PARK
		10	OAKWOOD PARK
		11	MEADOWMONT PARK





LONG-RANGE PLANS EVALUATION
Cultural Arts Plan (Excerpt)

Stormwater Management Master Plan (Excerpt)






Legend



Opportunities for Integrating Public Art into Town Master Plans & Action Plans

-  Gateway
-  Node of Intersecting Plans
-  Shared Improvement Corridor
-  Entranceway or Major Cross-Connector





Future Non-Street Pedestrian and Transit Facilities

-  Future Nature Trail
-  Proposed Paved Greenway
-  TTA Rail Corridor (Adopted 9-14-05)

Town Public Art: Existing or Funded

-  Existing Public Art
-  Funded & Planned Public Art

Public Lands & Town Boundaries

-  Town Owned Land
-  UNC Owned Land
-  Chapel Hill Town Limits
-  Chapel Hill Urban Services Boundary

