

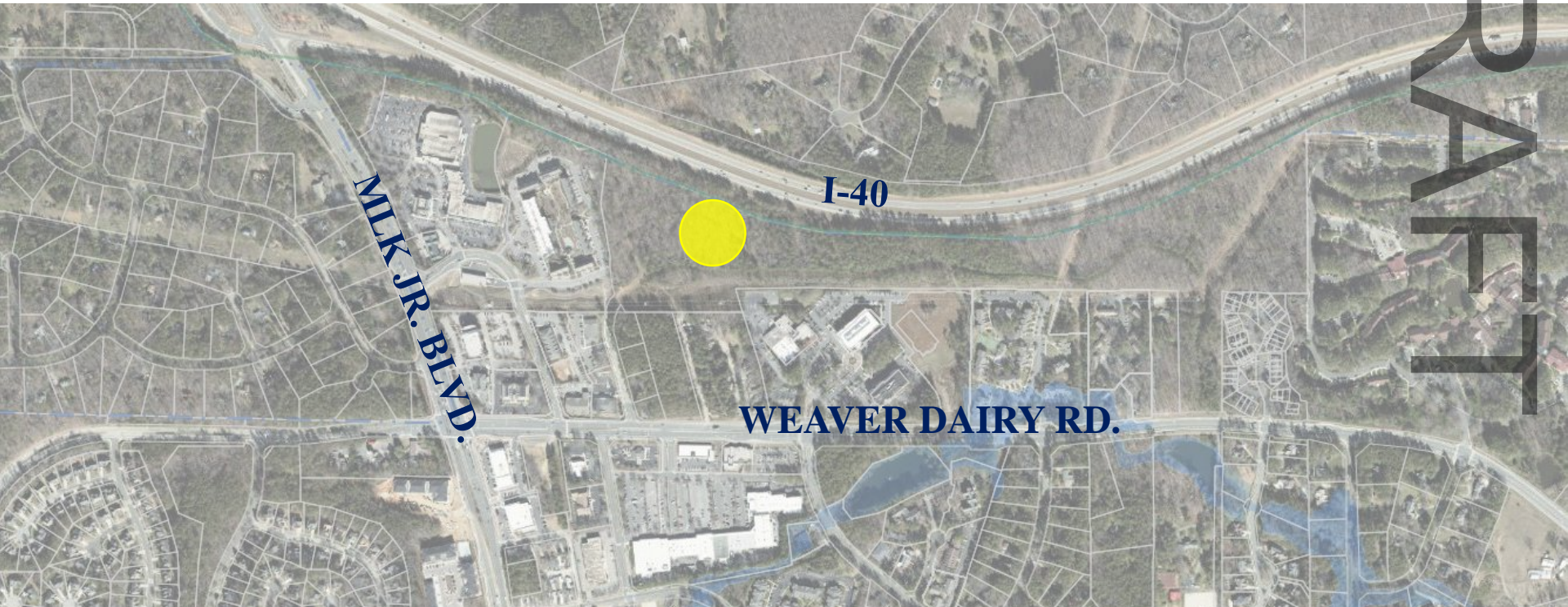


COUNCIL MEETING

CONCEPT PLAN
2021.09.22

Lullwater @ Chapel Hill

Adair Drive/Old University Station Rd. Ext . Chapel Hill, NC . 27514

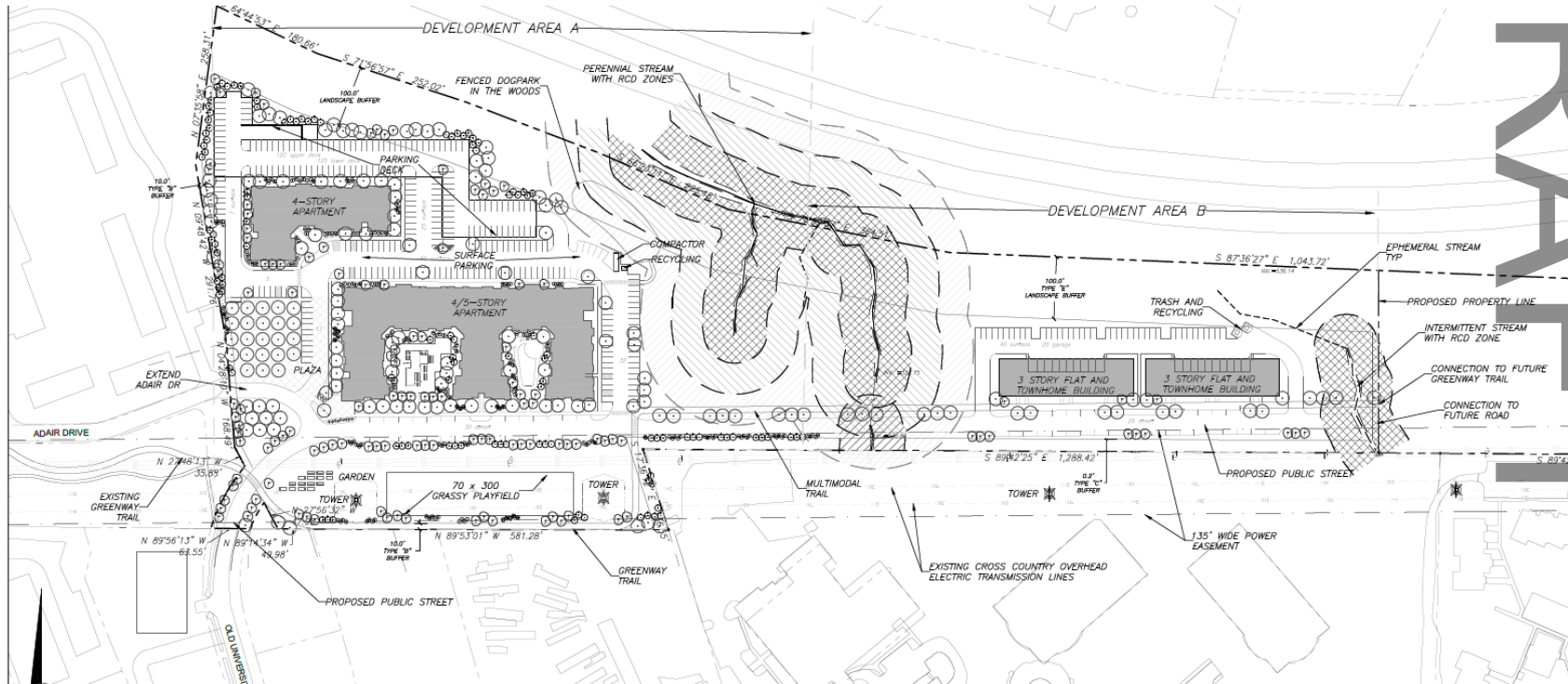


DRAFT



RECOMMENDATION

- ❑ Adopt Resolution, transmitting comments to the Applicant regarding the proposed development



1302

Project: LULLWATER A CHAPEL HILL

Town of Chapel Hill, Orange County, North Carolina

Job Number: 2024

Drawn: JAC

Checked: JAC

Date: 03/28/24

Revisions:

CONCEPT PLAN
PLANS NOT ISSUED FOR CONSTRUCTION

Sheet Title: CONCEPT SITE



CONCEPT PLANS

- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review of concept plans
- Sketch is forwarded to adv. boards for preliminary feedback





PROCESS OVERVIEW

Concept Plans



DRAFT



PROJECT SUMMARY

- ❑ Multi-family Res.
- ❑ Existing Zoning- MU-OI-1
- ❑ Up to 310 units
- ❑ Approx. 475 spaces

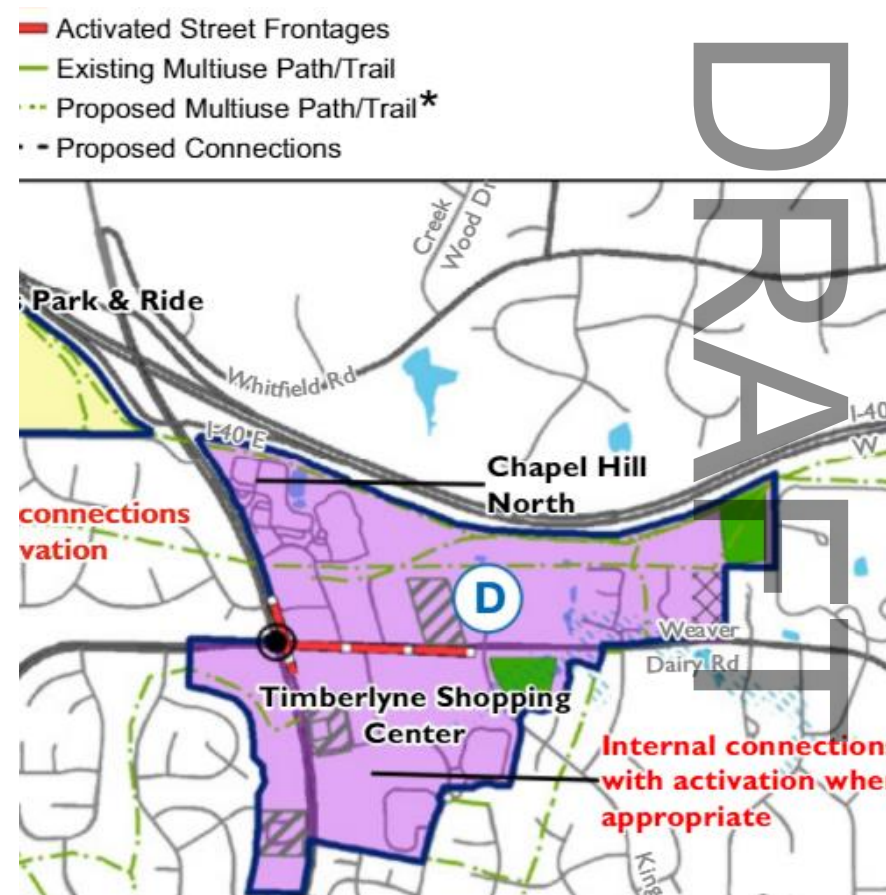




KEY POINTS-*Evaluation*

□ N. MLK JR. BLVD. Future Focus Area

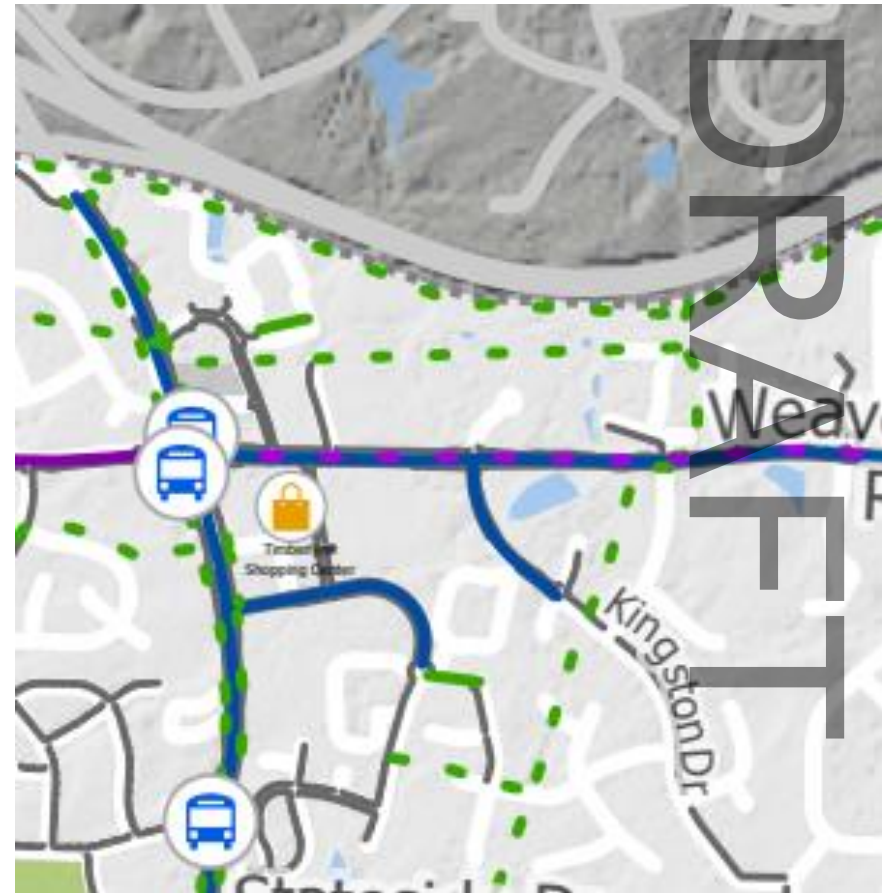
- *Sub Area D*
- *Multifamily Residential as Primary land use*
- *No features noted for Transitional Area*
- *Typical Height 4-6 stories*





KEY POINTS-*Evaluation*

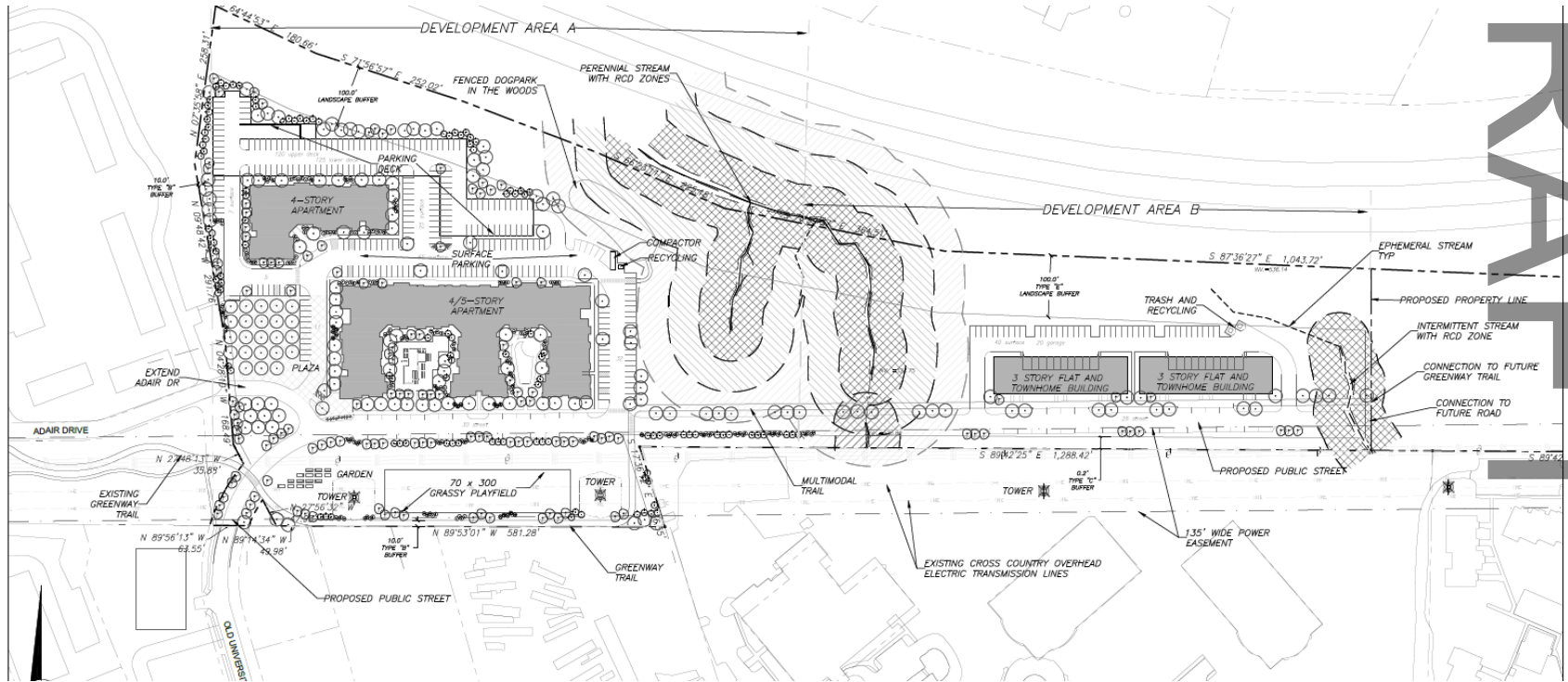
- ❑ Mobility/Connectivity
 - *(2) East/West proposed greenways, North/South property lines*
 - *BRT stop approx. 1/4 mile*
 - *TOCH Transit coordination*





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