



**CONCEPT PLAN REVIEW: JAY STREET APARTMENTS, 66 JAY STREET (PROJECT #21-027)**

**SUMMARY REPORT**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
 Colleen Willger, Director  
 Judy Johnson, Assistant Director  
 Becky McDonnell, Planner II

PROPERTY ADDRESS	MEETING DATE	APPLICANT
66 Jay Street	May 19, 2021	Taft-Mills Group, LLC, on behalf of Town of Chapel Hill

**STAFF RECOMMENDATION**

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

**PROCESS**

- The Council will hear the applicant’s presentation, receive comments from the Community Design Commission, Housing Advisory Board, and Town Urban Designer, hear public comments, and offer 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.
- The Community Design Commission reviewed a concept plan for this site on May 10, 2021.
- The Housing Advisory Board reviewed a concept plan for this site on May 11, 2021.

**DECISION POINTS**

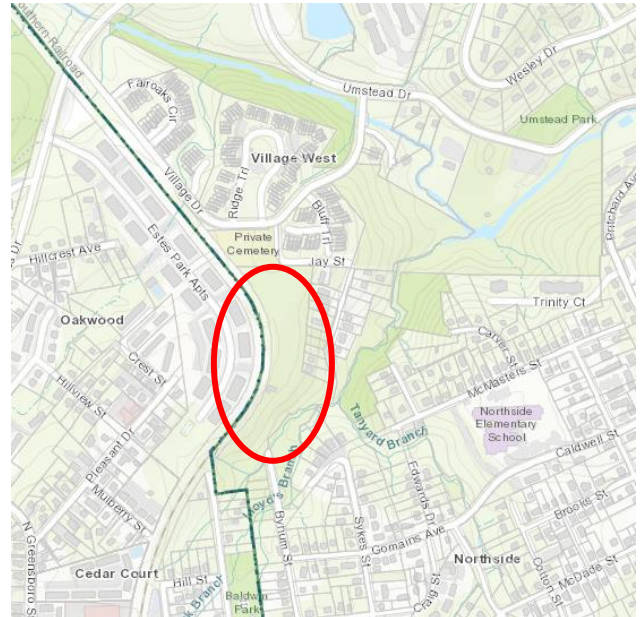
- A Special Use Permit (SUP) or Conditional Zoning review is typically required for the formal application. Alternatively, the applicant could request a Development Agreement.
- The applicant has been advised to discuss their preferred process with Council tonight.

**PROJECT OVERVIEW**

The 7.5-acre site consists of a parcel situated south and west of Jay Street, to the east of the Southern Railroad right-of-way and is south of Village West. The site is currently zoned Residential-3 (R-3) and is mostly wooded.

The proposal is to construct two apartment buildings with approximately 48-52 dwelling units. The proposal is an affordable housing complex. The Town has entered into a Memorandum of Understanding and is negotiating an agreement with a development partner to develop affordable housing on this Town-owned property. The site contains approximately 1.9 acres of Resource Conservation District buffer area associated with the Tanyard Branch.

**PROJECT LOCATION**



**ATTACHMENTS**

1. Concept Plan Report
2. Draft Staff Presentation
3. Resolution A
4. Advisory Board Comments
5. Applicant Materials



## LONG-RANGE PLANS EVALUATION

### Jay Street Apartments

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

<b>PROPERTY ADDRESS</b> 66 Jay Street	<b>APPLICANT</b> Taft-Mills Group, LLC on behalf of the Town of Chapel Hill	<b>CURRENT ZONING DISTRICT</b> Residential-3 (R-3)
--	--	---

<b>EXISTING LAND USE</b> Vacant	<b>PROPOSED LAND USE</b> Multifamily Residential
------------------------------------	---

#### SURROUNDING PROPERTIES – EXISTING LAND USES


Mixture of Residential uses (single-family, townhomes, low-rise multifamily) as well as a cemetery to the north

<b>FUTURE LAND USE MAP (FLUM) FOCUS AREA</b> Not included	<b>FLUM SUB-AREA</b> Not applicable
--	--

#### OTHER APPLICABLE ADOPTED PLANS

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Mobility and Connectivity Plan | <input checked="" type="checkbox"/> Cultural Arts Plan                |
| <input checked="" type="checkbox"/> Parks Comprehensive Plan       | <input checked="" type="checkbox"/> Stormwater Management Master 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                 |

#### SUMMARY OF PLAN CONSIDERATIONS AFFECTING JAY STREET SITE

Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of Jay Street property is marked with the  symbol.

##### **Future Land Use Map (FLUM)**

The Future Land Use Map (2050) was adopted on December 9, 2020. It supersedes the 2020 Land Use Plan.

- The project area is shown as Medium Residential, generally 4-8 units/acre.

##### **Mobility and Connectivity Plan**

- The site is located adjacent to the Northside Neighborhood Conservation District. There are existing sidewalks nearby.
- The Bolin Creek Greenway and Tanyard Branch Greenway are located nearby, as well as a proposed extension of the greenway along the Southern Railroad right of way.

##### **Parks Comprehensive Plan**

- The site falls in the Neighborhood Park Service Radius of Umstead Park, and in the Community Park Service Radius of the Community Center Park.
- No additional Neighborhood Parks or Community Parks are proposed in this area.

##### **Greenways Master Plan**

- The existing Bolin Creek Greenway and Tanyard Branch Greenway are nearby, and a greenway along the Southern Railroad right of way is proposed, adjacent to the site.

##### **Chapel Hill Mobility and Connectivity Plan**

- The Mobility and Connectivity Plan was adopted by Council in October 2020.

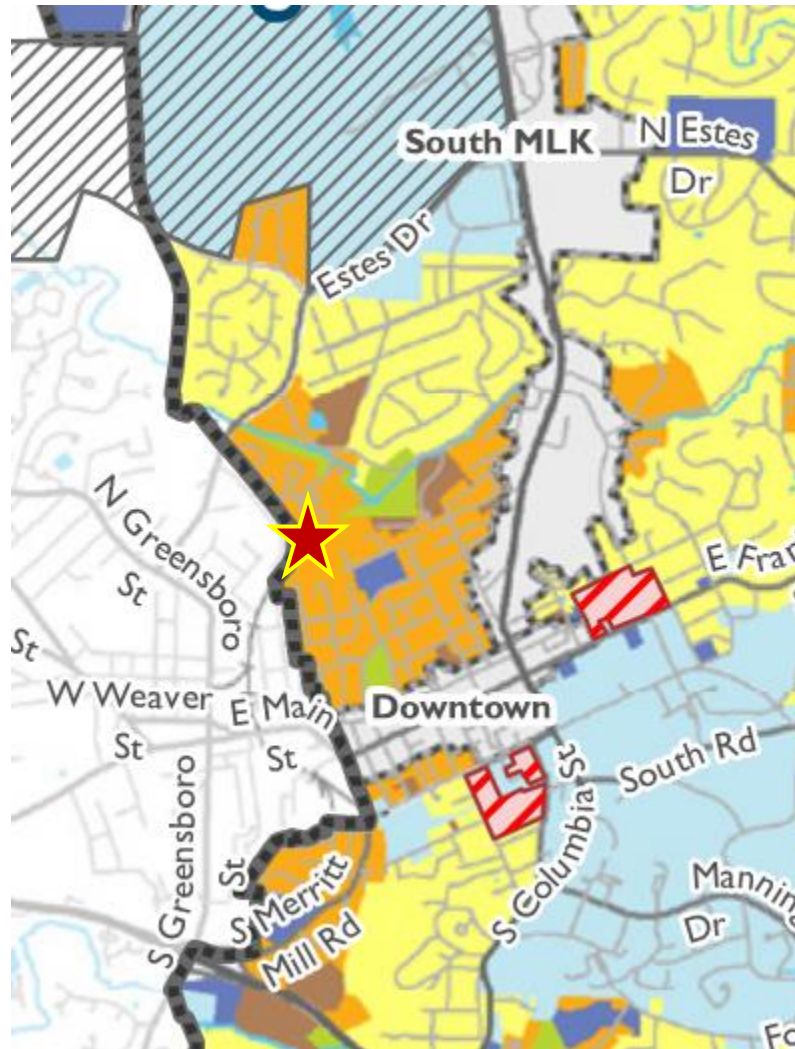
**Cultural Arts Plan**

- The Cultural Arts Plan identifies locations that are opportunities for integrating public art. No locations are proposed adjacent to this site.

**Stormwater Management Master Plan**

- The site is located in the Middle Bolin Street Subwatershed (BL4). The applicant should coordinate with Chapel Hill's Stormwater Management Division to understand relevant stormwater considerations.

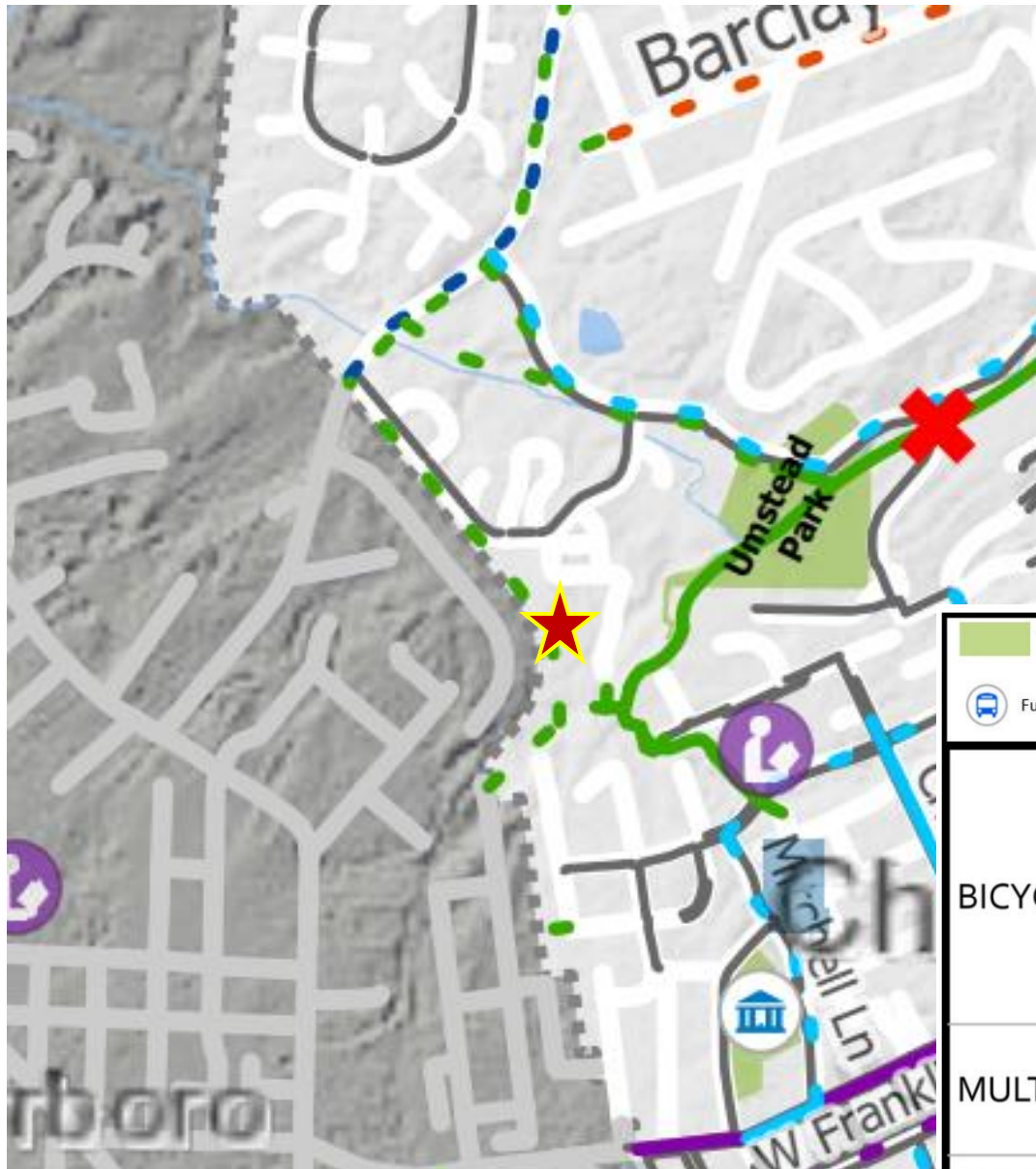
**Future Land Use Map (Excerpt)**



**Chapel Hill Future Land Use Map (2050)**

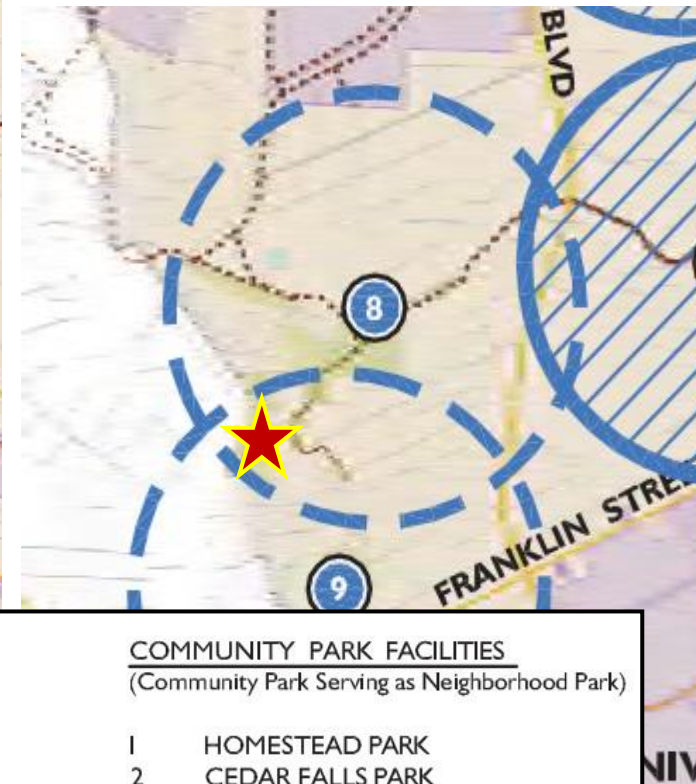
- Rural Residential, 1 unit / 5 acres
- Rural Residential, 1 unit / acre
- Very low residential, 1 unit / acre
- Low Residential, Generally 1-4 units / acre
- Medium Residential, Generally 4-8 units / acre
- High Residential, Generally 8-15+ units / acre
- Commercial / Office
- Mixed Use
- Village Center
- Institutional
- University
- Parks/Open Space
- Former Landfill
- Subject to Development Agreement
- Traditional University Supportive Uses

Mobility & Connectivity Plan (Excerpt)



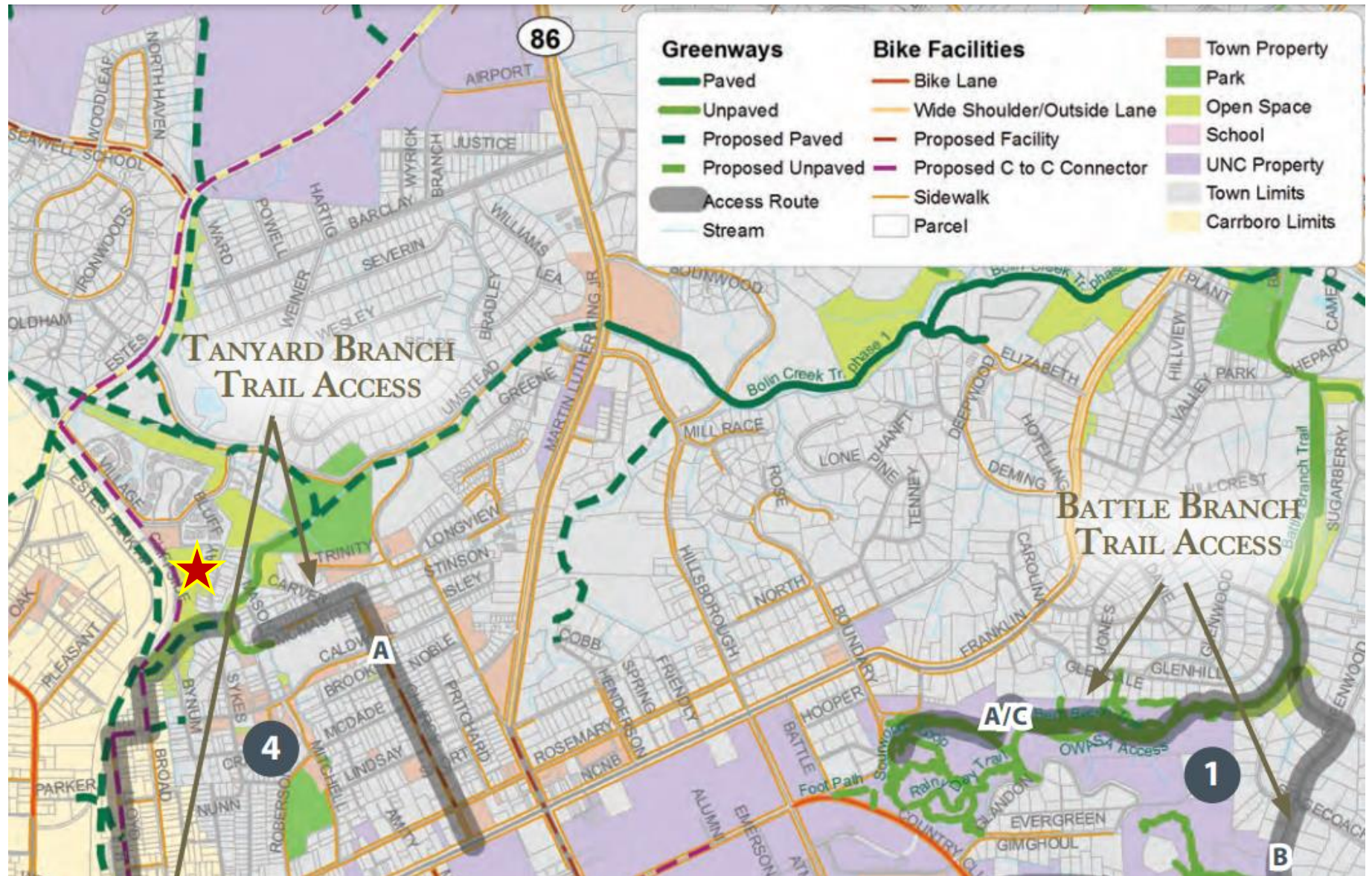
	Town park		UNC campus		Major development		Other park
	Future BRT		Crosswalk improvement		Existing underpass		Proposed underpass/overpass
<b>BICYCLE</b>		<b>EXISTING</b>		<b>PROPOSED</b>			
		Bike Lane					
		Buffered/Protected Bike Lane					
		Sharrows					
		Signed Bike Route					
		On-Street Greenway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

**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
	Chapel Hill Town Limits	<u>NEIGHBORHOOD PARK FACILITIES</u>	
	Community Park	5	NORTH FOREST HILLS PARK
	Service Radius 1.5 Mile	6	PRITCHARD PARK
	Proposed Community Park 1.5 Mile radius	7	EPHESUS PARK
	Chapel Hill Town Limits	8	UMSTEAD PARK
		9	HARGRAVES PARK
		10	OAKWOOD PARK
		11	MEADOWMONT PARK

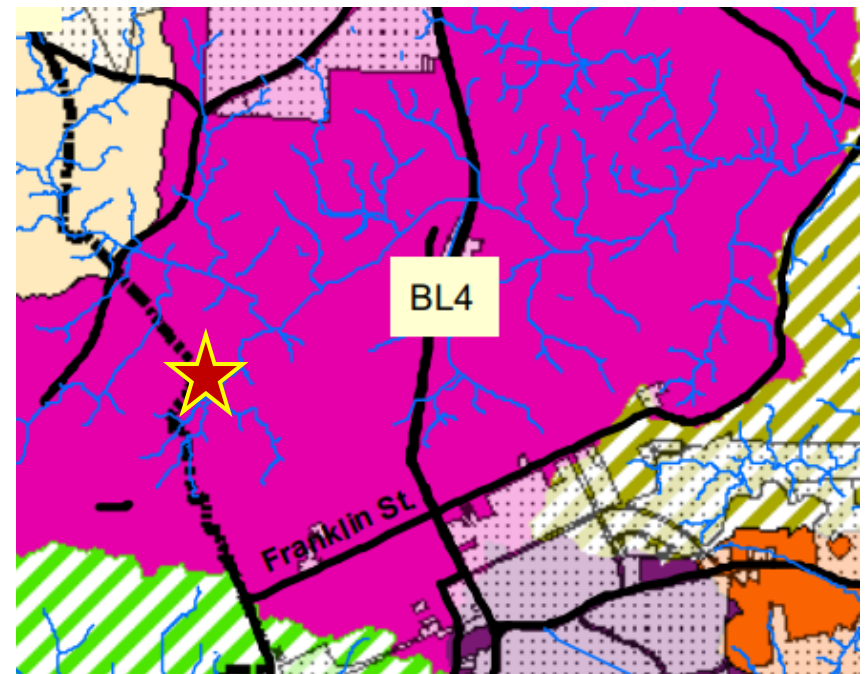
Greenways Master Plan (Excerpt)



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

