



### Project Overview

- Thomas & Hutton, on behalf of EB Capital Partners LLC (Developer) ask for feedback on a Concept Plan to redevelop a 2.99-acre site consisting of six lots to allow the construction of approximately:
  - 36-50 apartment units,
  - 30-40 townhouse units,
  - 1,000 square feet of non-residential space,
  - Greenway and community gathering space.
- The site is within the Parkline East Village Framework.

### Summary of Comprehensive Plan Considerations

Below is a preliminary evaluation of the proposed concept plan using the holistic lens of the [Complete Community Strategy](#)<sup>1</sup>.

<b>Chapel Hill will direct growth to greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.</b>	
<ul style="list-style-type: none"> <li>• The location is considered part of a large infill site with existing infrastructure and is near proposed greenways.</li> </ul>	
<b>Goal 1: Plan for the Future Strategically</b>	Associated Comp. Plan Elements: <ul style="list-style-type: none"> <li>• <a href="#">Future Land Use Map</a><sup>2</sup></li> <li>• <a href="#">Shaping Our Future</a><sup>3</sup></li> </ul>
<ul style="list-style-type: none"> <li>• The proposed development is in Sub-Area A of the North 15-501 Corridor Focus Area. Primary uses include multifamily, shops, offices, commercial, parks and green/gathering spaces. Secondary uses include townhouses, rowhouses, institutional, and civic uses.</li> <li>• The proposed development is also in the transition zone, which calls for buildings up to 4 stories tall. The plan includes a 4-5-story apartment building and 2-4-story townhouse units.</li> </ul>	
<b>Goal 2: Expand and Deliver New Greenways for Everyday Life</b>	Associated Comp. Plan Elements: <ul style="list-style-type: none"> <li>• <a href="#">Mobility &amp; Connectivity Plan</a><sup>4</sup></li> <li>• <a href="#">Connected Roads Plan</a><sup>5</sup></li> </ul>

<sup>1</sup> <https://www.townofchapelhill.org/home/showpublisheddocument/53972/638222644055270000>

<sup>2</sup> <https://online.flippingbook.com/view/26191/>

<sup>3</sup> <https://www.townofchapelhill.org/government/departments-services/planning/plans-and-ordinances/current-initiatives/shaping-our-future>

<sup>4</sup> <https://www.townofchapelhill.org/residents/transportation/bicycle-and-pedestrian/chapel-hill-mobility-and-connectivity-plan>

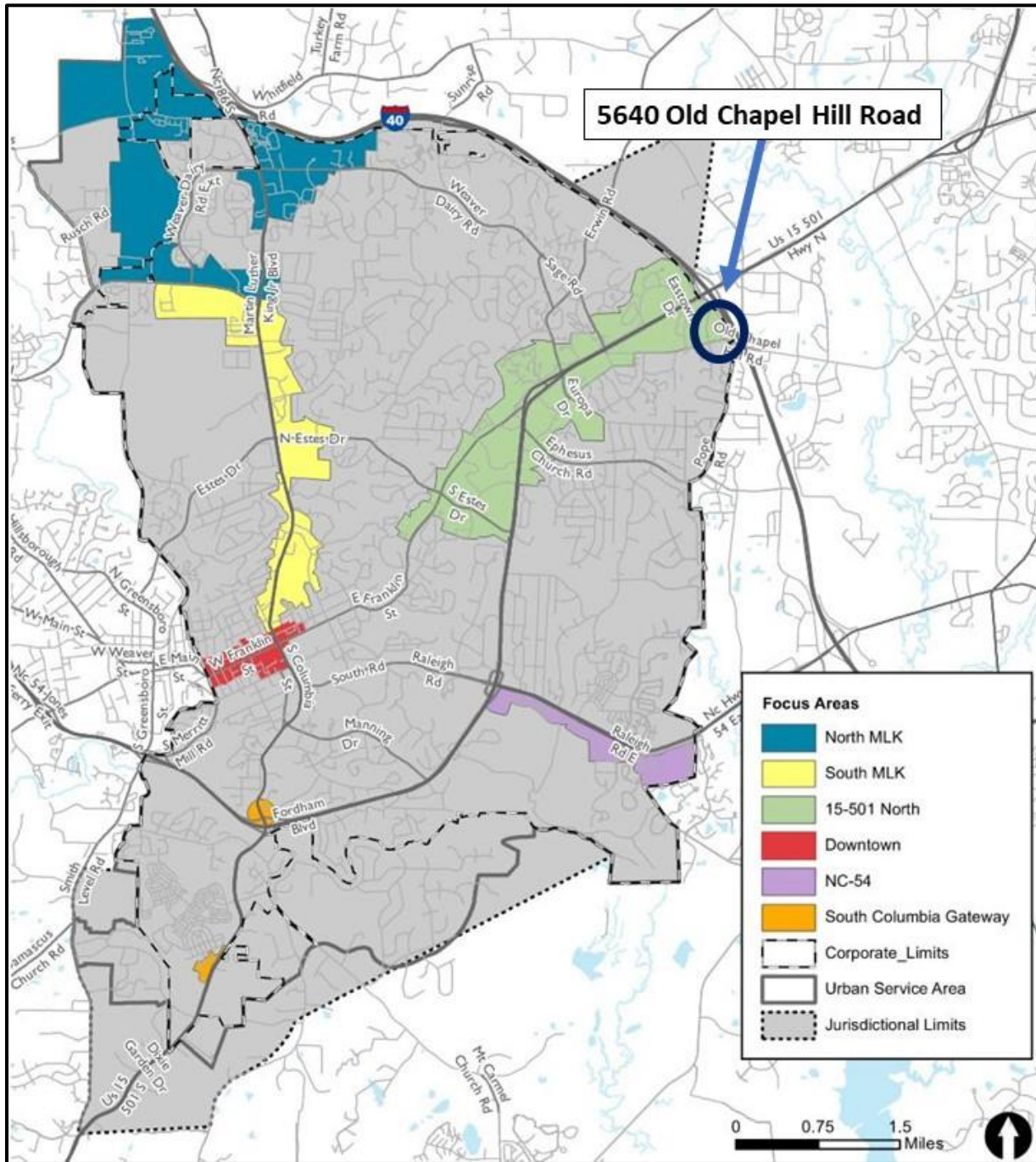
<sup>5</sup> <https://www.townofchapelhill.org/government/departments-services/planning/transportation-planning/connected-roads-plan>

<ul style="list-style-type: none"><li>• Bus route D serves E. Lakeview Drive.</li><li>• There are existing sidewalks along Old Chapel Hill Road. The applicant proposes to build a sidewalk along the E. Lakeview Drive frontage and internal sidewalks.</li><li>• The proposed development is located at the end of a future greenway that the Meridian Lakeview (formerly Gateway) developer will build. This applicant proposes to incorporate a small community green space at the end of the greenway along Old Chapel Hill Road.</li></ul>	
<b>Goal 3: Be Green and Provide Housing</b>	Associated Comp. Plan Elements: <ul style="list-style-type: none"><li>• <a href="#">Climate Action &amp; Response Plan</a><sup>6</sup></li></ul>
<ul style="list-style-type: none"><li>• Between 66 and 90 total housing units are proposed.</li><li>• Development at this location could contribute to dense, walkable development patterns as called for in the Climate Action and Response Plan.</li></ul>	
<b>Goal 4: Plan for Excellence in the Public Realm and Placemaking</b>	
<ul style="list-style-type: none"><li>• See the Town's Urban Designer Assessment.</li></ul>	

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<sup>6</sup> <https://online.flippingbook.com/view/857144275/>

**Project Location**



*Attachments*

**Applicant Materials**

1. Applicant's Draft Presentation
2. Applicant's Narrative
3. Concept Plan

**Staff Materials**

4. Urban Design Assessment

**Resolutions**

5. Resolution A – Transmitting Comments