



## 1609 US 15-501 – Concept Plan

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**Town Council Meeting Date:** January 15, 2025

### Project Overview

- Thomas & Hutton, on behalf of Bold Construction, asks for feedback on a Concept Plan for approximately 160 townhome units. The townhomes are proposed to be 3 stories.
- The developer also proposes an accessory, non-residential use fronting directly onto US 15-501.
- The site is 48.5 acres on 5 parcels in the southern part of Chapel Hill's planning jurisdiction. The site is located within the expansion area for the Water and Sewer Management, Planning and Boundary Agreement (WASMPBA) that Council approved on November 15, 2023.
- The site includes two streams and 15.7 acres of land in the Resource Conservation District (RCD).
- The applicant proposes providing 15% of market rate for-sale units as affordable housing units.

### Summary of Comprehensive Plan Considerations

Below is a preliminary evaluation of the Concept Plan site using the holistic lens of the [Complete Community Strategy](#).

	<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 site is located in the WASMPBA expansion area where future development can be expected. The site is less than a mile from the proposed Bus Rapid Transit (BRT) route.</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></li><li><a href="#">Shaping Our Future</a></li></ul>
	<ul style="list-style-type: none"><li>The Future Land Use Map shows this site outside of the Focus Areas.</li><li>The land use designation for the site is Rural Residential, 1 unit/acre.</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></li><li><a href="#">Connected Roads Plan</a></li></ul>
	<ul style="list-style-type: none"><li>The project proposes a greenway through the site to US 15-501.</li><li>There are no existing sidewalks or transit service available to the site.</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></li></ul>
	<ul style="list-style-type: none"><li>Once a formal application is received, staff will consider opportunities to contribute to the goals of the Climate Action Plan.</li></ul>	
	<b>Goal 4: Plan for Excellence in the Public Realm and Placemaking</b>	
	<ul style="list-style-type: none"><li>Planning staff have discussed the Concept Plan with the Town's Urban Designer. Please see attached Urban Design Assessment.</li></ul>	

*Project Location*

