



CONCEPT PLAN REVIEW: LULLWATER, ADAIR ROAD (OLD UNIVERSITY STATION ROAD EXTENSION) (PROJECT #21-053)

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Colleen Willger, Director
 Judy Johnson, Assistant Director

<p>PROPERTY ADDRESS Adair Drive (Old University Station Road Extension)</p>	<p>MEETING DATE September, 14 2021</p>	<p>APPLICANT CJT, PA, on behalf of NGI Acquisitions, LLC</p>
<p>STAFF RECOMMENDATION That the Housing Advisory Board transmit comments to the applicant regarding the proposed development.</p>		
<p>PROCESS</p> <ul style="list-style-type: none"> • The Housing Advisory Board has the opportunity tonight to hear the applicant’s presentation, hear public comments, and offer suggestions to the applicant. • The Housing Advisory Board’s comments will also be transmitted to the Town Council for review at the September 22, 2021 meeting. • The Community Design Commission reviewed a concept plan for this site on August 24, 2021. • The Stormwater Utility Management Advisory Board reviewed a concept plan for this site on August 24, 2021. 	<p>DECISION POINTS</p> <ul style="list-style-type: none"> • The site is located in the North MLK Future Focus Area of the FLUM. • Consideration of building placement, design and articulation related to street frontages and pedestrian experiences. 	
<p>PROJECT OVERVIEW</p> <p>This 20.4-acre site is located at Adair Drive and Old University Station Road Extension, near Weaver Dairy Road and Martin Luther King Jr. Blvd., and is zoned Mixed Use-Office/Institutional-1 (MU-OI-1) and Residential-3 (R-3).</p> <p>The applicant proposes to construct up to 270 apartments along with 40 townhomes. Approximately 475 parking spaces are proposed along with electric charging stations and bicycle parking.</p> <p>The applicant’s affordable housing plan proposes to include 15% of the rental apartments, or 35 units, as affordable and workforce units (7 at 80-120%AMI, 14 at 100% AMI, and 14 at 120%).</p>	<p>PROJECT LOCATION</p> <p>The map shows the project site (pink area) bounded by Adair Drive to the north, Old University Station Road to the west, and Weaver Dairy Road to the south. It is situated near Interstate 40 and within the Chapel Hill Town Limits. Surrounding areas include MU-OI-1, OI-2, OI-3, and CC-CZD zones. Landmarks like the University of North Carolina and various tracts are also visible.</p>	
<p>ATTACHMENTS</p>	<ol style="list-style-type: none"> 1. Concept Plan Report 2. Draft Staff Presentation 3. Resolution A, transmitting comments to the applicant 4. Advisory Board recommendations (<i>to be attached</i>) 5. Applicant Materials 	



LONG-RANGE PLANS EVALUATION

Lullwater

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

PROPERTY ADDRESS Adair Drive / Old University Station Road	APPLICANT CJT, PA, on behalf of NGI Acquisitions, LLC	CURRENT ZONING DISTRICT Mixed Use – Office/Institutional (MU-OI-1)
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EXISTING LAND USE Vacant / Undeveloped	PROPOSED LAND USE Multifamily Residential
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SURROUNDING PROPERTIES – EXISTING LAND USES

I-40 freeway (North), Vacant/Undeveloped (East), Multifamily Residential (Southeast, West), Office (South, Southwest), Mobile Home Park (South)

FUTURE LAND USE MAP (FLUM) FOCUS AREA North MLK, JR Blvd	FLUM SUB-AREA D
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OTHER APPLICABLE ADOPTED PLANS

- | | |
|--|---|
| <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 and Response Plan (NEW) |
| <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 |
| <input checked="" type="checkbox"/> Cultural Arts Plan | |

SUMMARY OF PLAN CONSIDERATIONS AFFECTING SITE

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

Future Land Use Map (FLUM)

- The project is located in the N MLK Jr Blvd Focus Area, Sub-Area D.
- Multifamily Residential is identified as one of the appropriate Primary land uses.
- Typical Height in the Sub-Area is 4-6 stories.
- No features are shown for Transitional Area, Activated Street Frontages, Proposed Connections, or Future Parks & Open Space impacting the site.
- The Mobile Home Park to the south is identified as a Sensitive Displacement Area.

Mobility and Connectivity Plan

- The site does not front on existing roads. Proposed extensions of Adair Drive and Old University Station Road would provide access to the site.
- Two greenways proposed on the Mobility Plan impact the site, running east-west. One would run along or near the southern property line, within the power easement. The second would run along or near I-40 and the northern property line.
- A future *Bus Rapid Transit station* is located within ¼ mile of the site. The applicant should **coordinate with Chapel Hill Transit** for the latest information on BRT design, station locations and any potential connections.

Parks Comprehensive Plan

- The site falls within the Community Park Service Areas for Cedar Falls and Homestead Park. The site does not fall within a Neighborhood Park Service Area.
- No additional Neighborhood Parks or Community Parks are proposed in the vicinity of the site.

Greenways Master Plan

- A segment of the North Trail runs east-west across the site, connecting to an existing trail near Perkins Drive and then running just south of I-40. This is consistent with the more expanded greenway trail network shown on the Mobility and Connectivity Plan.
- The applicant should **coordinate with Chapel Hill Parks & Recreation** for the latest information on trail alignment, design, and construction timing.

Chapel Hill Bike Plan

- 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.

Cultural Arts Plan

- No opportunities for integrating public art are identified at locations that impact the site.

Stormwater Management Master Plan

- The site is mostly located in the Old Field Creek Subwatershed (NH1), with an eastern portion of the site located in the Cedar Fork Subwatershed (BL8). The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

Climate Action and Response Plan (NEW)

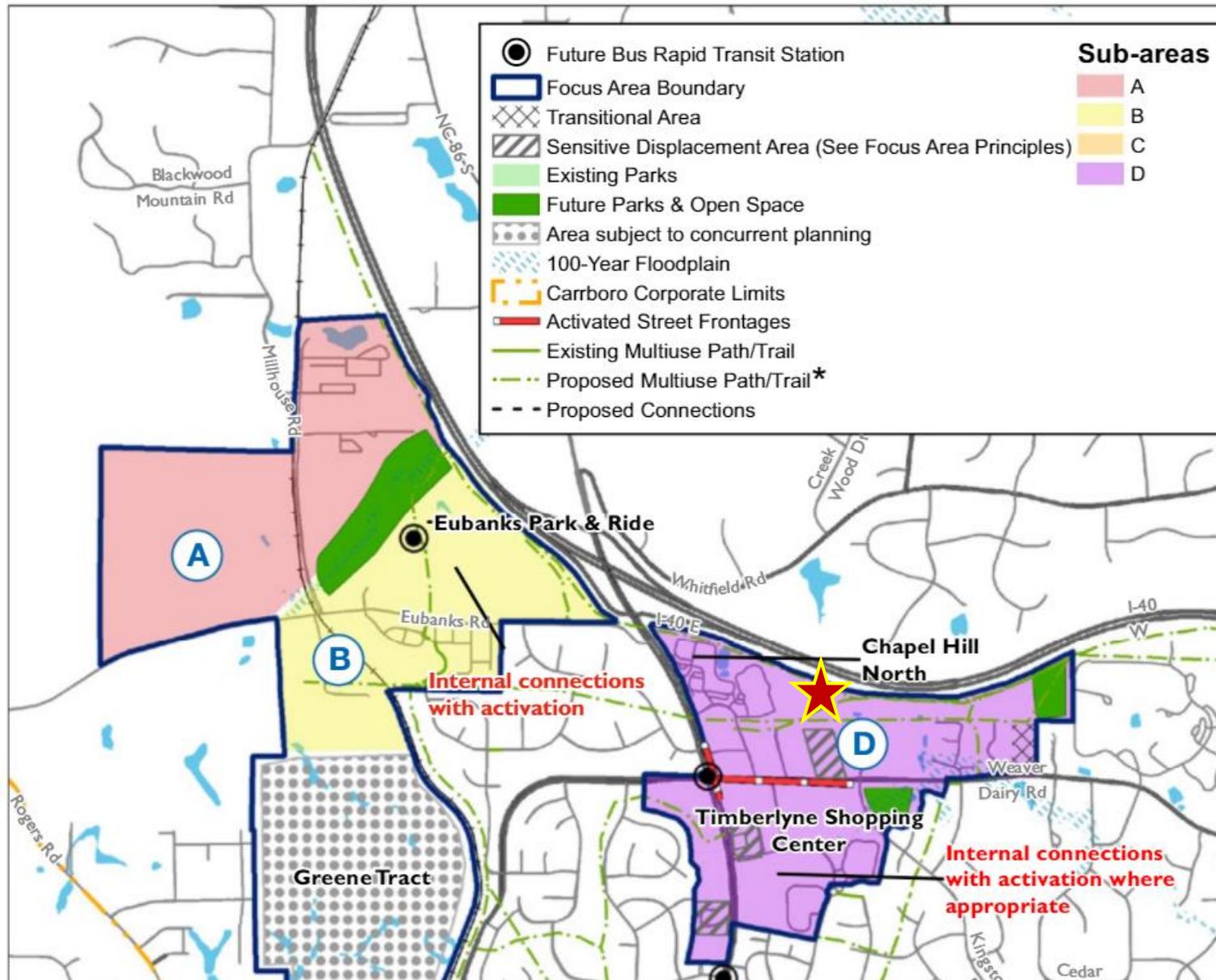
(Note: no map excerpt provided, as the Plan is generally text-based)

- 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

CONCEPT PLAN REPORT

Lullwater

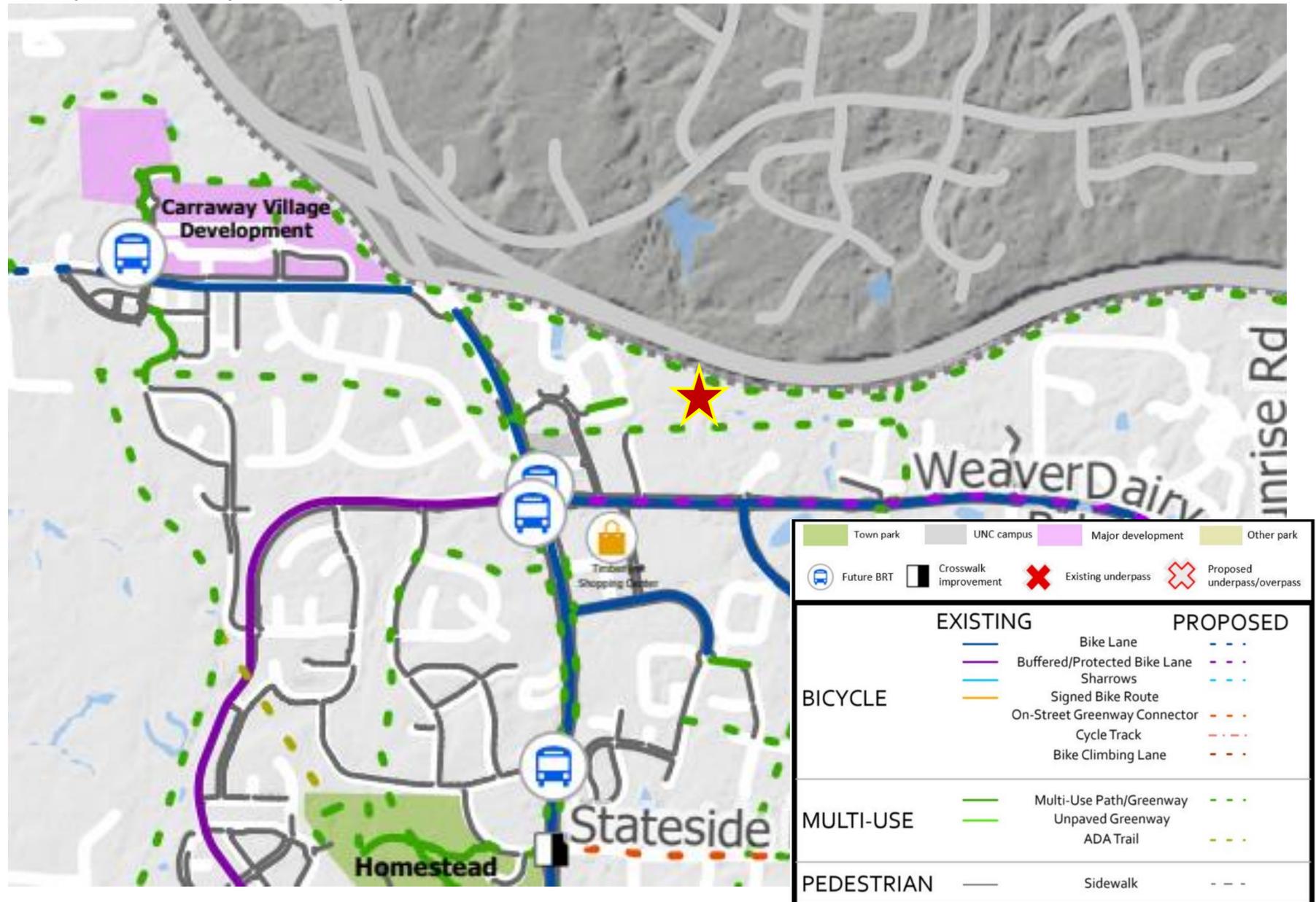
Future Land Use Map (Excerpt)



CONCEPT PLAN REPORT

Lullwater

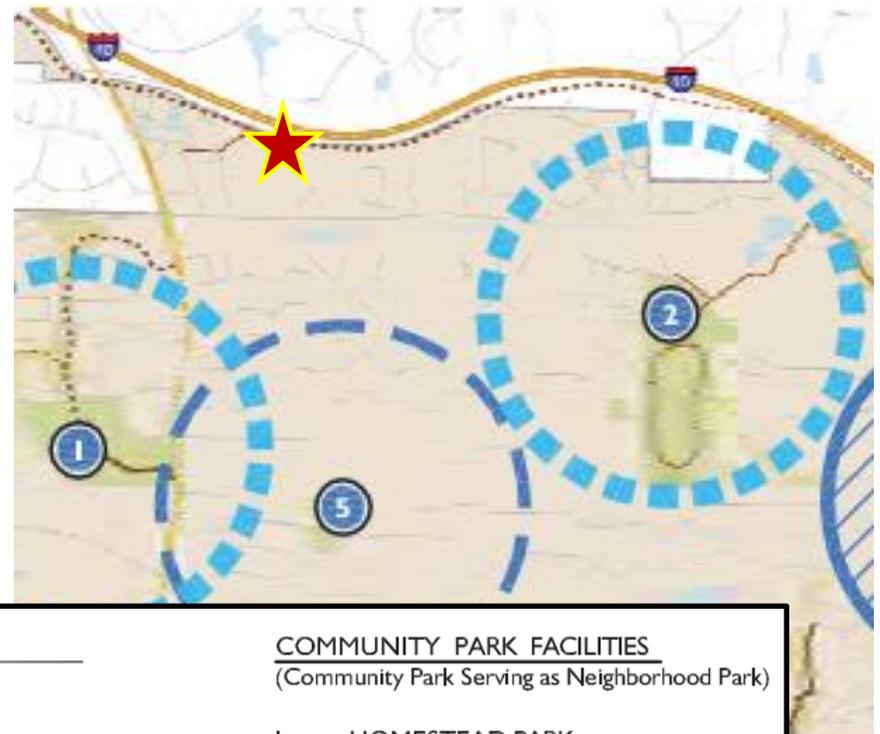
Mobility and Connectivity Plan (Excerpt)



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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

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Greenways Master Plan (Excerpt)



Greenways

- Paved
- Unpaved
- - - Proposed Paved
- - - Proposed Unpaved
- - - - - Planned

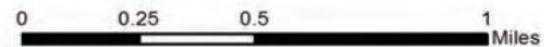
Bike Facilities

- Bike Lane
- Wide Shoulder/Outside Lane
- - - Proposed Facility
- Sidewalk
- Stream

- Proposed C to C Connector
- Connector
- Sidewalk
- Stream

- Town Property
- Park
- Open Space
- Parcel

- UNC Property
- School
- Town Limits
- Carrboro Limits



CONCEPT PLAN REPORT

Lullwater

Cultural Arts Plan (Excerpt)



Legend

Opportunities for Intergrating 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 (Adapted 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



Stormwater Management Master Plan (Excerpt)

