



CONCEPT PLAN REVIEW: HUSE STREET RESIDENTIAL (Project #22-012)

SUMMARY REPORT

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

PROPERTY ADDRESS	MEETING DATE	APPLICANT
5503 Old Chapel Hill Road	June 15, 2022	CJT, PA, on behalf of EB Capital Partners

STAFF RECOMMENDATION

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

PROCESS

The Council has the opportunity tonight to hear the applicant’s presentation, receive comments from the Community Design Commission, the Housing Advisory Board, the Stormwater Management Utility 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 tonight 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.

This concept plan is located near three existing concept plans in the project review pipeline. The applicant has agreed to participate in a coordinated development planning effort to explore opportunities for shared goals and enhanced site design across property lines.

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.

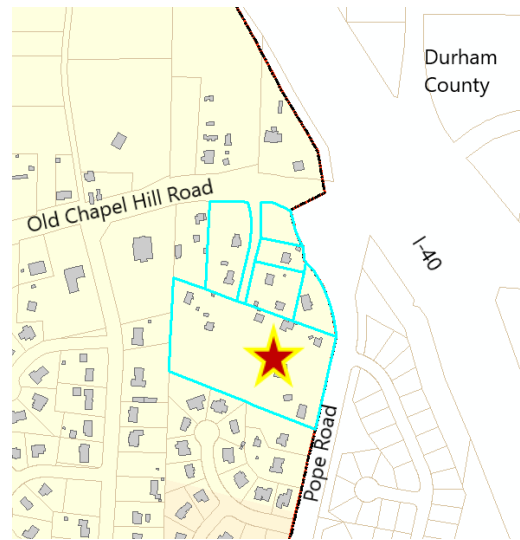
The applicant has been advised to discuss their preferred process with Council tonight.

PROJECT OVERVIEW

The approximately 10.6-acre site consists of 6 parcels situated on the south side of Old Chapel Hill Road to the west of Pope Road. The site is currently zoned Residential-2 (R-2).

The proposal includes multiple 4-5 story apartment buildings as well as townhomes, stacked townhomes, and some cottage units in 12 clusters around the perimeter of the site. The proposal includes interior amenities such as a fitness center and co-working space and exterior amenities including pool and clubhouse, playground, outdoor green gathering spaces, and dog park. Two access points are proposed with one access from Old Chapel Hill Road and one from Pope Road.

PROJECT LOCATION



ATTACHMENTS

1. Long Range Plans Evaluation and Concept Plan Report
2. Draft Staff Presentation
3. Resolution
4. Advisory Board Comments (*Housing Advisory Board and Stormwater Management Utility Advisory Board comments to be sent under separate cover*)
5. Applicant Materials



LONG-RANGE PLANS EVALUATION

Huse Street Residential

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

PROPERTY ADDRESS 5503 Old Chapel Hill Road	APPLICANT CJT, PA, on behalf of EB Capital Partners	CURRENT ZONING DISTRICT Residential 1 (R-1)
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EXISTING LAND USE Residential/Vacant	PROPOSED LAND USE Multifamily dwelling units
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SURROUNDING PROPERTIES – EXISTING LAND USES
Proposed Concept Plan/Redevelopment (North), Single Family Residential (South & East), Residential & Commercial (West)

FUTURE LAND USE MAP (FLUM) FOCUS AREA NA	FLUM SUB-AREA NA
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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 type="checkbox"/> Greenways Master Plan	<input checked="" type="checkbox"/> Climate Action and Response Plan
<input type="checkbox"/> Chapel Hill Bike Plan	<input type="checkbox"/> West Rosemary Street Development Guide
	<input type="checkbox"/> Central West Small Area Plan

SUMMARY OF PLAN CONSIDERATIONS AFFECTING ASPEN HEIGHTS SITE

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

Future Land Use Map (FLUM)

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

- The site is designated for Low Residential use. Low residential areas can include detached single-family housing, accessory dwelling units, and attached housing types where supported by infrastructure.
- Density should be 1-4 units per acre. This is general limit - individual parcels may exceed the density if the character of the neighborhood is maintained.
- The site is located just outside of the North 15/501 Focus Area, adjacent to Sub-Area A, meaning only general land use guidance is provided.
- Other concept plans in this area that are located in Sub-Area A could extend additional study to this site.

Mobility and Connectivity Plan

- The site is located at the intersection of Old Chapel Hill Road and Pope Road.
- Bike lanes are proposed adjacent to the site along Old Chapel Hill Road (currently under construction) and along Pope Road.

Parks Comprehensive Plan

- No service areas for Neighborhood or Community Parks are noted for this site.
- No additional Neighborhood Parks or Community Parks are proposed in this area.

Greenways Master Plan

- There are no proposed greenway facilities impacting this site.

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

- The Cultural Arts Plan identifies nearby locations that are opportunities for integrating public art.
- The applicant should **coordinate with Chapel Hill Community Arts & Culture** for more information on appropriate landscape and artistic treatments in this corridor.

Stormwater Management Master Plan

- The site is located in the Clark Lake Subwatershed. The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

Climate Action and Response Plan

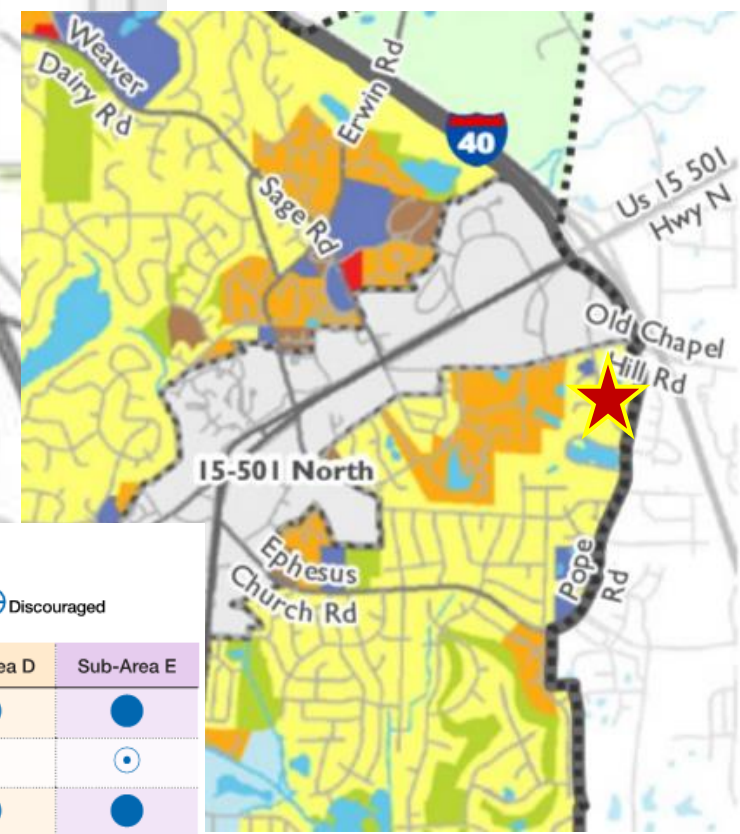
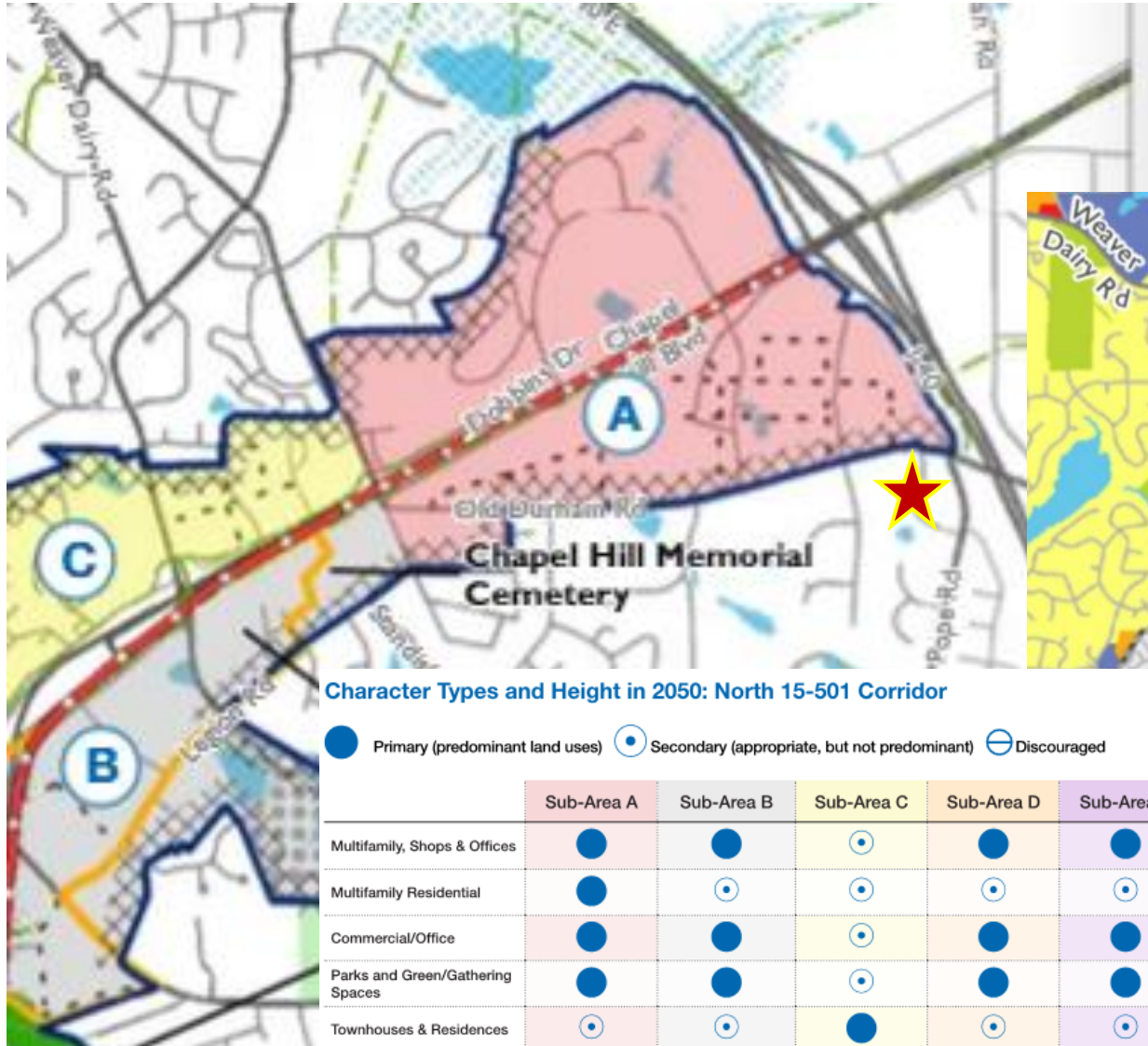
(Note: no map excerpt provided, as the Plan is generally text-based)

- 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

Huse Street Residential

Future Land Use Map (Excerpt)



Character Types and Height in 2050: North 15-501 Corridor

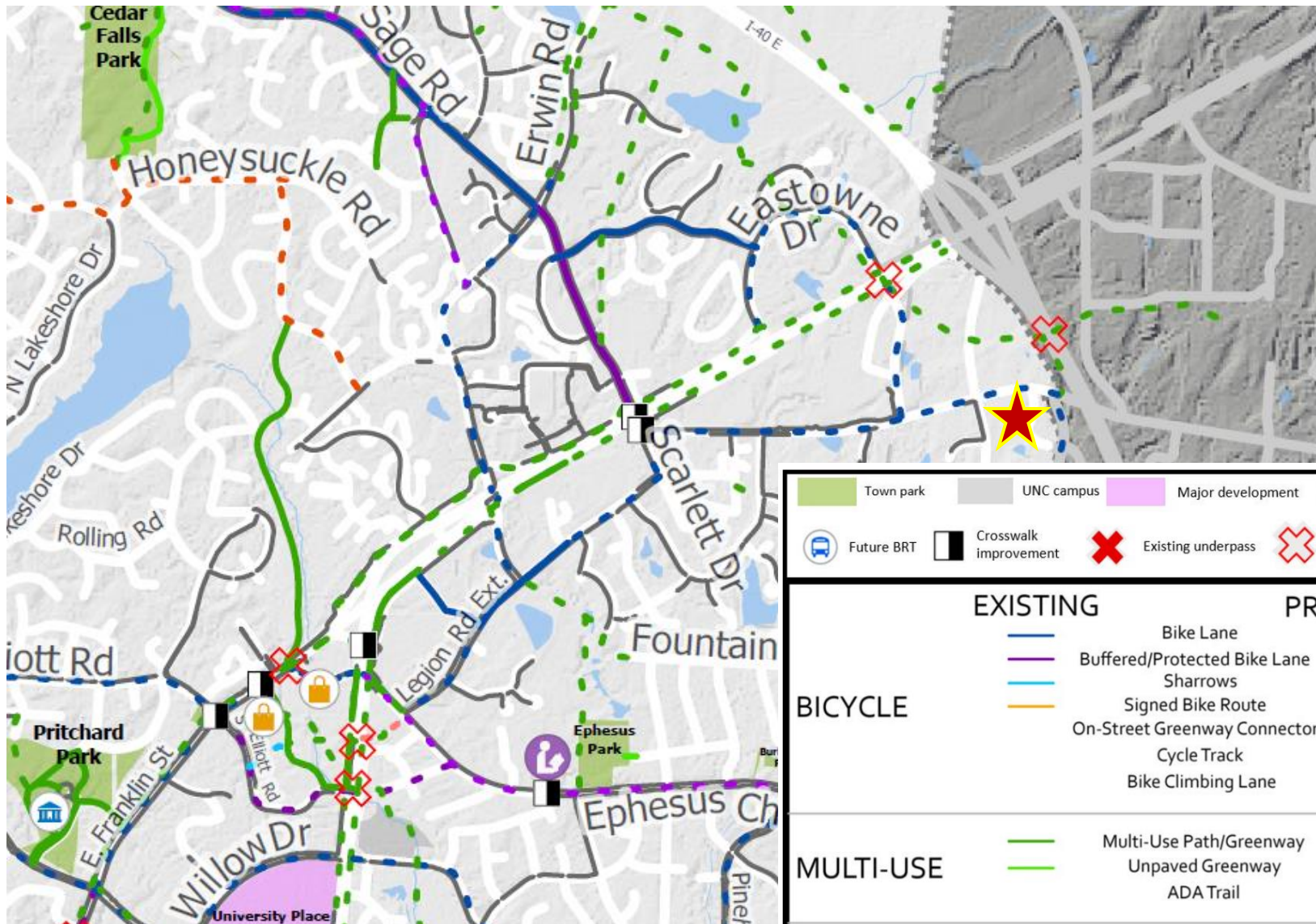
● Primary (predominant land uses) ○ Secondary (appropriate, but not predominant) ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D	Sub-Area E
Multifamily, Shops & Offices	●	●	○	●	●
Multifamily Residential	●	○	○	○	○
Commercial/Office	●	●	○	●	●
Parks and Green/Gathering Spaces	●	●	○	●	●
Townhouses & Residences	○	○	●	○	○
Institutional/University/Civic	○	○	○	○	○
Typical Height	4-6 stories	4 stories	4 stories	4-6 stories	4-6 stories
Transitional Area Height	Up to 4 stories	Up to 4 stories	Up to 4 stories	Up to 4 stories	Up to 4 stories
Activated Street Frontage Height	6 stories	6 stories	6 stories	6 stories	6 stories

CONCEPT PLAN REPORT

Huse Street Residential

Mobility and Connectivity Plan (Excerpt)



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

CONCEPT PLAN REPORT

Huse Street Residential

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	NEIGHBORHOOD PARK FACILITIES	
Exhibit 3-PNP Proposed		5	NORTH FOREST HILLS PARK
		6	PRITCHARD PARK
		7	EPHESUS PARK
		8	UMSTEAD PARK
		9	HARGRAVES PARK
		10	OAKWOOD PARK
		11	MEADOWMONT PARK

CONCEPT PLAN REPORT

Huse Street Residential

Cultural Arts Plan (Excerpt)



Stormwater Management Master Plan (Excerpt)

