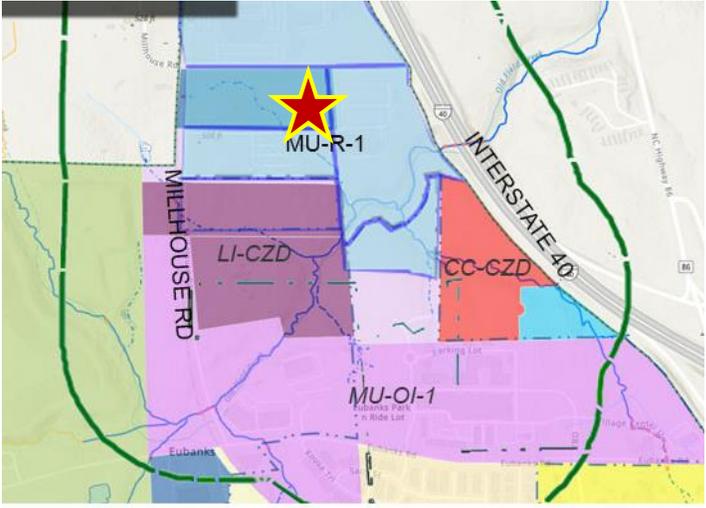




CONCEPT PLAN REVIEW: CHAPEL HILL TRANSIT FACILITY AND PUBLIC FACILITIES EXPANSION (Project #CP-22-5)

STAFF REPORT TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Mary Jane Nirdlinger, Interim Director
 Judy Johnson, Assistant Director
 Corey Liles, Planning Manager

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| <p>PROPERTY ADDRESS 6830-6900 Millhouse Rd.</p> | <p>MEETING DATE December 7, 2022</p> | <p>APPLICANT Town of Chapel Hill</p> |
| <p>STAFF RECOMMENDATION That the Council adopt the attached resolution transmitting comments to the applicant regarding the proposed development.</p> | | |
| <p>PROCESS Council hears from the applicant, receives comments from the Community Design Commission and Housing Advisory Board, hears public comments, and offers 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.</p> | <p>DECISION POINTS The site has a Special Use Permit and staff anticipates a Special Use Permit Modification review for the formal application.</p> | |
| <p>PROJECT OVERVIEW The site is the current location of public service facilities for the Chapel Hill Transit and Public Works Departments. Zoning for the site is Mixed Use-Residential-1 (MU-R-1) and Office/Institutional-1 (OI-1). The proposal includes phased expansion of the public service facilities, with additional bus parking, an operations building, clean energy facilities, a new access road, and associated infrastructure.</p> | <p>PROJECT LOCATION</p>  | |
| <p>ATTACHMENTS</p> | <ul style="list-style-type: none"> • Long-Range Plans Evaluation • Draft Staff Presentation • Resolution A, Transmitting Council Comments • Advisory Board Comments • Applicant Materials • Applicant Draft Presentation (<i>to be provided</i>) | |



LONG-RANGE PLANS EVALUATION

CHAPEL HILL TRANSIT FACILITY EXPANSION

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

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| EXISTING LAND USE Public Services, Vacant land | PROPOSED LAND USE Public Services | | |
| SURROUNDING PROPERTIES – EXISTING LAND USES Town Operations Center (North), I-40 Freeway (East), Vacant (South and West), Light Industrial (Southwest) | | | |
| APPLICABLE ADOPTED PLANS <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> <input checked="" type="checkbox"/> Future Land Use Map (FLUM) <input checked="" type="checkbox"/> Mobility and Connectivity Plan <input checked="" type="checkbox"/> Parks Comprehensive Plan <input checked="" type="checkbox"/> Greenways Master Plan <input checked="" type="checkbox"/> Chapel Hill Bike Plan </td> <td style="width: 50%; border: none; vertical-align: top;"> <input checked="" type="checkbox"/> Cultural Arts Plan <input checked="" type="checkbox"/> Stormwater Management Master Plan <input checked="" type="checkbox"/> Climate Action & Response Plan <input type="checkbox"/> West Rosemary Street Development Guide <input type="checkbox"/> Central West Small Area Plan </td> </tr> </table> | | <input checked="" type="checkbox"/> Future Land Use Map (FLUM) <input checked="" type="checkbox"/> Mobility and Connectivity Plan <input checked="" type="checkbox"/> Parks Comprehensive Plan <input checked="" type="checkbox"/> Greenways Master Plan <input checked="" type="checkbox"/> Chapel Hill Bike Plan | <input checked="" type="checkbox"/> Cultural Arts Plan <input checked="" type="checkbox"/> Stormwater Management Master Plan <input checked="" type="checkbox"/> Climate Action & Response Plan <input type="checkbox"/> West Rosemary Street Development Guide <input type="checkbox"/> Central West Small Area Plan |
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| SUMMARY OF PLAN CONSIDERATIONS AFFECTING SITE <p><u>Future Land Use Map (FLUM) – North MLK Jr Blvd Focus Area, Sub-Area A</u></p> <ul style="list-style-type: none"> • Institutional/University/Civic facilities and Light Industrial are listed as <i>Primary (predominate) Uses</i>. • Parks/Green spaces is listed as a <i>Secondary Use</i> (allowed, but not predominate). • Multifamily Residential; Multifamily, Shops & Offices; Commercial/Office; and Townhouses & Residences are listed as <i>Discouraged Uses</i>. • Height guidance for the Sub-Area is <i>4 to 6 stories</i>. The FLUM assumes 12 feet as the approximate height of each story. • The Old Field Creek stream corridor in the southeast portion of the site is identified as <i>Future Parks & Open Space</i>. <p><u>Mobility and Connectivity Plan</u></p> <ul style="list-style-type: none"> • The site is located along Millhouse Road, which has existing sidewalk and bike lanes. • A multiuse path is proposed for the site’s frontage along Millhouse Road, as an upgrade to existing facilities. • A future <i>Bus Rapid Transit station</i> 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. <p><u>Parks Comprehensive Plan</u></p> <ul style="list-style-type: none"> • The site falls within the Community Park Service Area for 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. <p><u>Greenways Master Plan</u></p> <ul style="list-style-type: none"> • The Old Field Trail is proposed to run along the south side of I-40 extending north and west from Martin Luther King, Jr. Blvd., including where this site is adjacent to I-40. The applicant should coordinate with Chapel Hill Parks & Recreation for the latest information on trail alignment, design, and construction timing. <p><u>Chapel Hill Bike Plan</u></p> | | | |

- 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 for this location.

Stormwater Management Master Plan

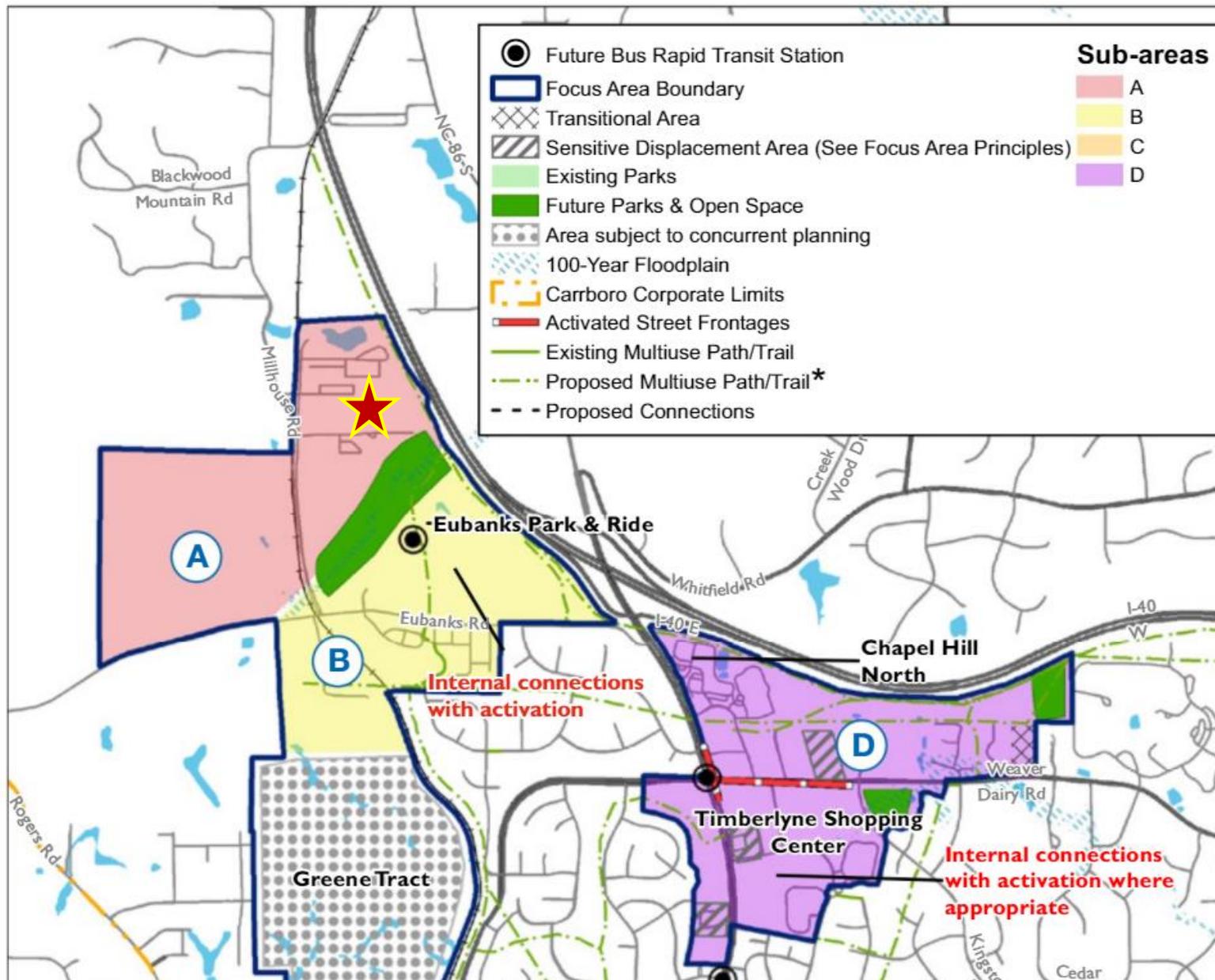
- The site is located in the Old Field Creek Subwatershed (NH1). The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

Climate Action and Response Plan

- Developing the site with the proposed facilities program would contribute to the following Plan actions:
 - Electrify the transit fleet
 - Increase transit ridership and implement Bus Rapid Transit
- Conditions for development could contribute to the other actions in the plan such as:
 - Net-zero emissions for new construction and new municipal buildings
 - Create a town-wide electric vehicle charging station network
 - Protect water quality, natural, and agricultural resources
 - Enhance green infrastructure

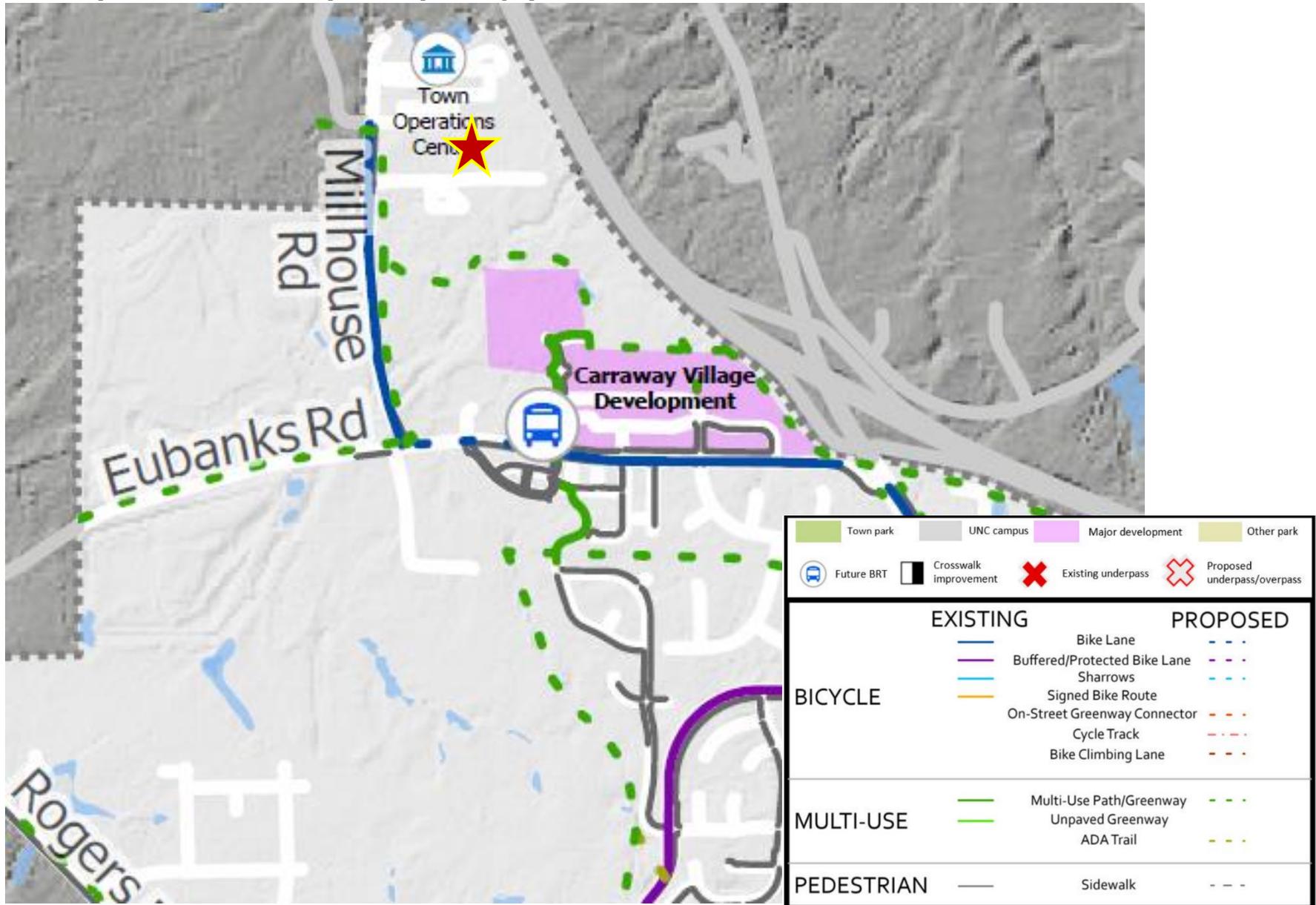
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Future Land Use Map (Excerpt)



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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)



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Cultural Arts Plan (Excerpt)



Stormwater Management Master Plan (Excerpt)

