



130 Old Durham Road – Concept Plan

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Planning Commission Meeting Date: June 3, 2025

Project Overview

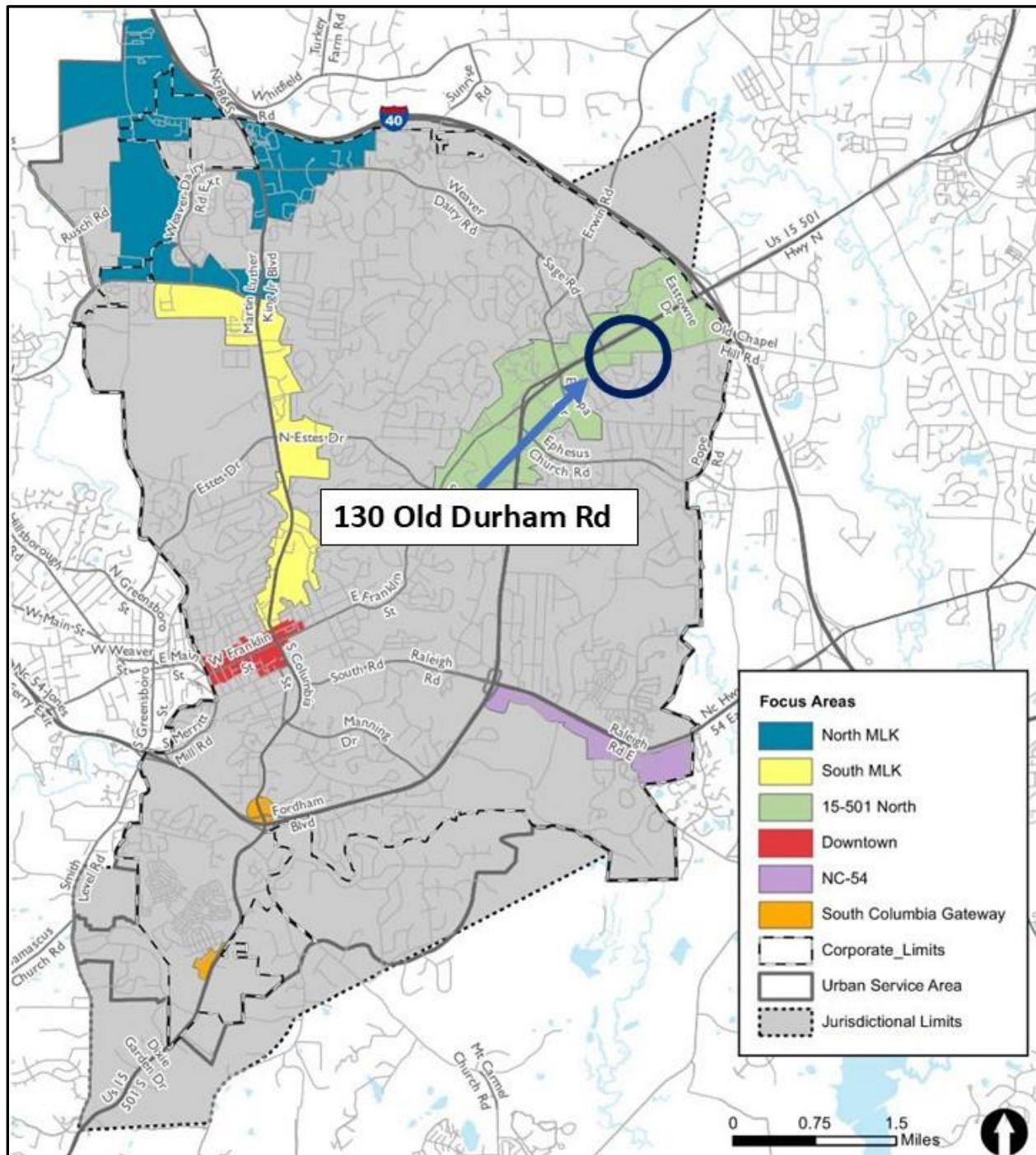
- Rurkowski Land Planning, PLLC, on behalf of HMD Construction & Development (Developer) asks for feedback on a Concept Plan to remove a 0.9-acre parcel from the boundary of a Special Use Permit (SUP).
- The parcel is located at the intersection of Old Durham Road and Cooper Street. It is currently part of the overflow parking lot for the Wegman's grocery store across the street.
- The parcel is zoned Neighborhood Commercial (NC) and is currently subject to the Wegman's SUP that the Town approved in 2017. Modifying the SUP boundary requires Council approval.
- Future development on this parcel, if removed from the SUP boundary, is likely to follow an administrative review process not requiring Council review.

Summary of Comprehensive Plan Considerations

Below is a preliminary evaluation of the Concept Plan site using the holistic lens of the Complete Community Strategy .		
	Chapel Hill will direct growth to greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.	
	<ul style="list-style-type: none">• The property is an infill site with existing infrastructure, located within one of the Future Land Use Map Focus Areas.	
	Goal 1: Plan for the Future Strategically	Associated Comp. Plan Elements: <ul style="list-style-type: none">• Future Land Use Map• Shaping Our Future
	<ul style="list-style-type: none">• The site is in the North 15-501 Corridor Focus Area of the Future Land Use Map (FLUM), Sub-Area A.• This Sub-Area encourages a mix of uses including multifamily residential, commercial/office, mixed-use, and green space. Appropriate secondary uses include townhomes and institutional uses.• The site is in a Transitional Area, where recommended height is up to 4 stories.	
	Goal 2: Expand and Deliver New Greenways for Everyday Life	Associated Comp. Plan Elements: <ul style="list-style-type: none">• Mobility & Connectivity Plan• Connected Roads Plan
	<ul style="list-style-type: none">• Old Durham Road and Cooper Street have existing bus service, sidewalks, and bike lanes.• The site is within ¼ mile of proposed greenways.	
	Goal 3: Be Green and Provide Housing	Associated Comp. Plan Elements: <ul style="list-style-type: none">• Climate Action & Response Plan
	<ul style="list-style-type: none">• Development at this location could contribute to dense, walkable development patterns as called for in the Climate Action and Response Plan.	

	Goal 4: Plan for Excellence in the Public Realm and Placemaking
<ul style="list-style-type: none">Staff will evaluate any considerations related to public realm and placemaking, following submittal of a SUP modification application.	

Project Location



CONCEPT PLAN
130 Old Durham Road

Planning Commission

Attachments

Applicant Materials

1. Application and Narrative
2. Concept Plan