



LONG-RANGE PLANS EVALUATION
Reserve @ Blue Hill

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

PROPERTY ADDRESS 1320 Ephesus Church Road	APPLICANT Richard Gurlitz	CURRENT ZONING DISTRICT Residential-4 (R-4)
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EXISTING LAND USE Group A	PROPOSED LAND USE Multifamily
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SURROUNDING PROPERTIES – EXISTING LAND USES North/South/East/West-Residential

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 checked="" 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	

<p>SUMMARY OF PLAN CONSIDERATIONS AFFECTING THE SITE</p> <p>Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of the Concept Plan site is marked with the  symbol.</p> <p><u>Future Land Use Map (FLUM)</u></p> <ul style="list-style-type: none"> This site is not included in any focus area related to the Future Land Use Map. <p><u>Mobility and Connectivity Plan</u></p> <ul style="list-style-type: none"> The Mobility and Connectivity Plan recommends bike lanes for the site’s frontage along Ephesus Church Road. <p><u>Parks Comprehensive Plan</u></p> <ul style="list-style-type: none"> The site is within the Community Park service area of Community Center Park as well as a proposed Community Park near Ephesus Church Road. <p><u>Greenways Master Plan</u></p> <ul style="list-style-type: none"> The site is located in close proximity to the Lower Booker Creek Trail. The Plan does not identify any other greenway opportunities impacting this location.
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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- Mapping of future bike facilities in the Bike Plan is superseded by the Mobility and Connectivity Plan.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.

Stormwater Management Master Plan

- The site is located in the Lower Booker Creek Subwatershed (BL10). The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

Climate Action and Response Plan

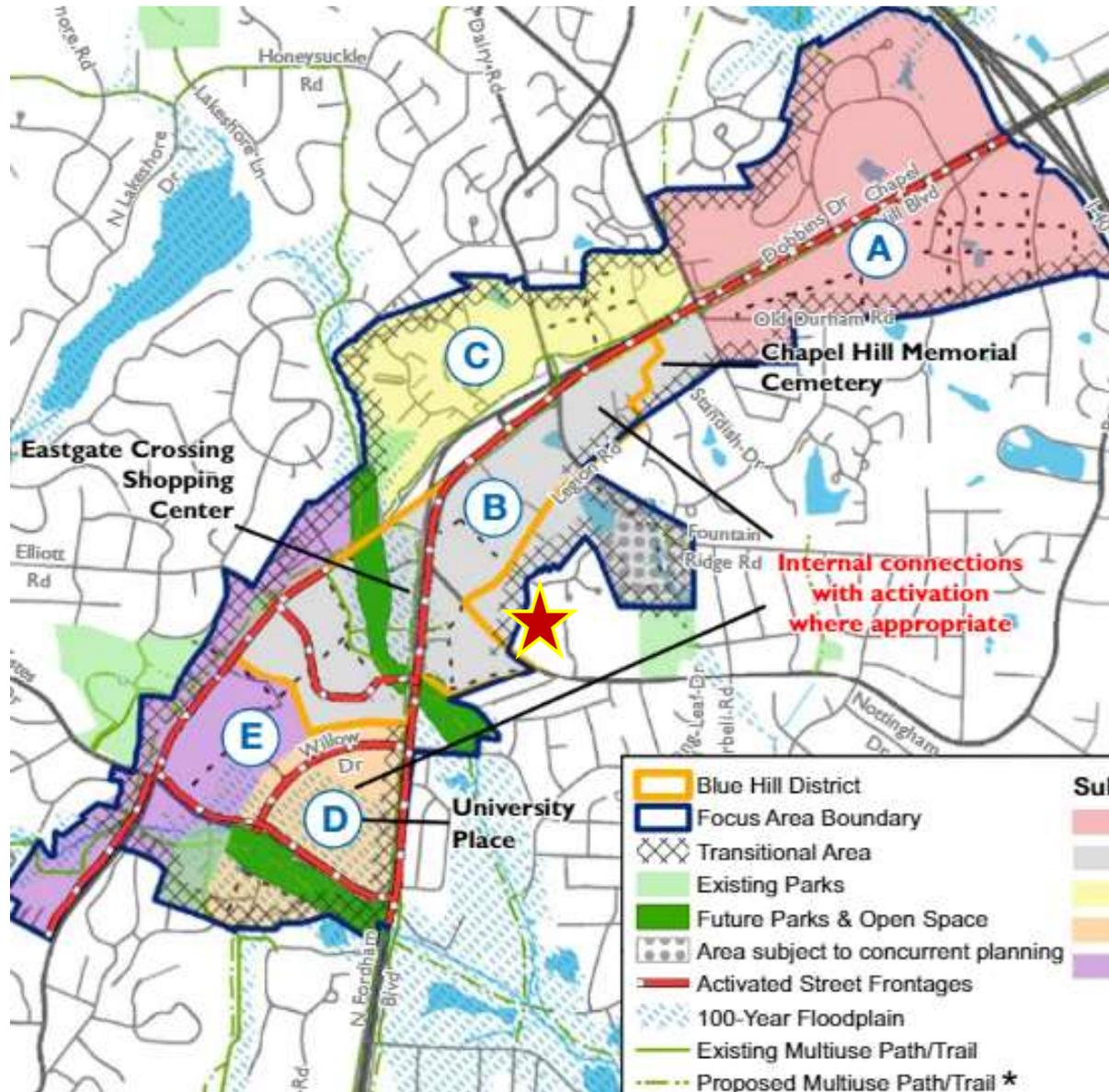
(Note: no map excerpt provided, as the Plan is generally text-based)

- 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:
 - Increase transit ridership and implement Bus Rapid Transit
 - 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

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Future Land Use Map (Excerpt)

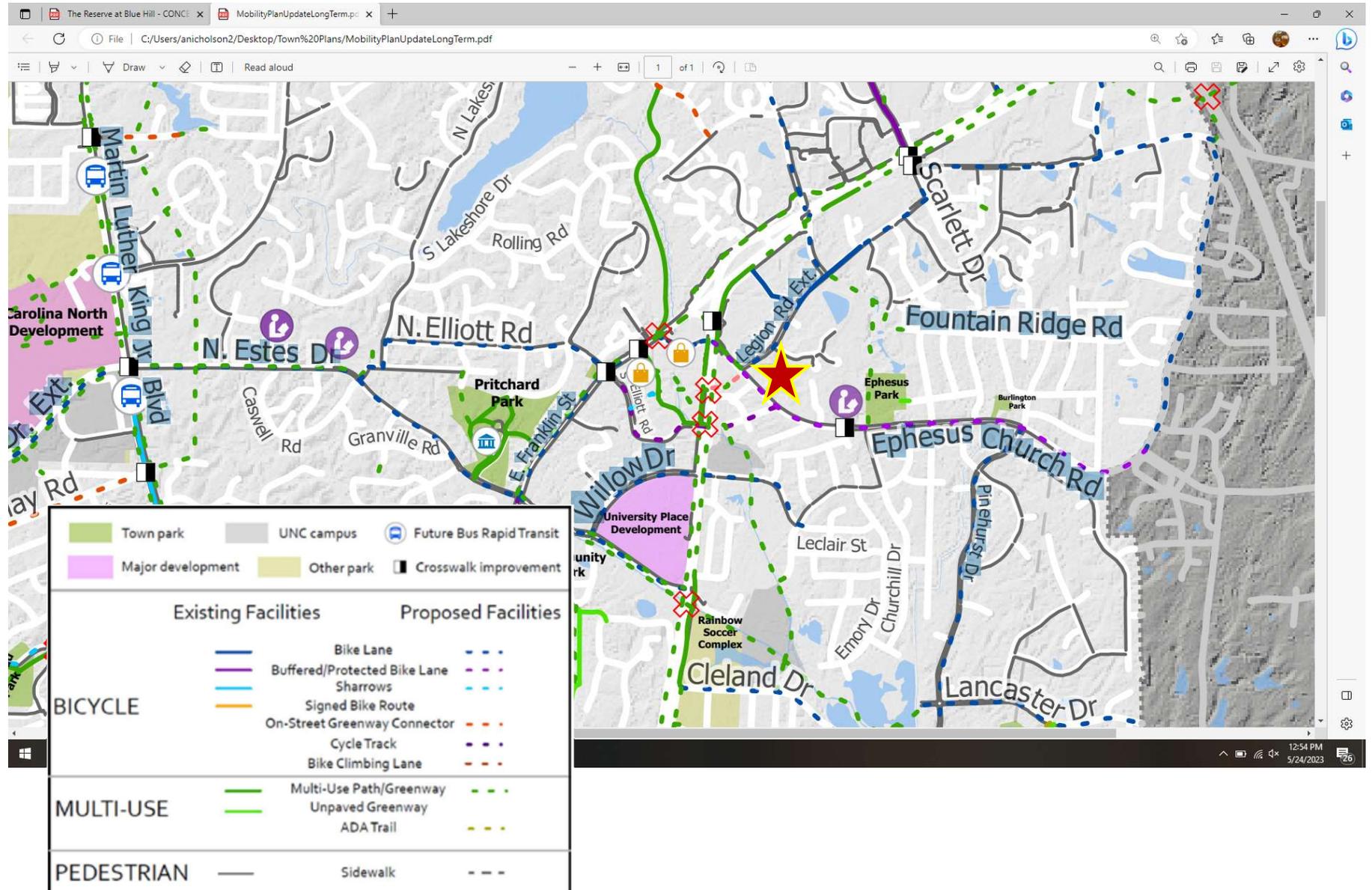


	Sub-Area B
Multifamily, Shops & Offices	●
Multifamily Residential	○
Commercial/Office	●
Parks and Green/Gathering Spaces	●
Townhouses & Residences	○
Institutional/University/Civic	○
Typical Height	4 stories
Transitional Area Height	Up to 4 stories
Activated Street Frontage Height	6 stories
● Primary (predominant land uses) ○ Secondary (appropriate, but not predominant)	

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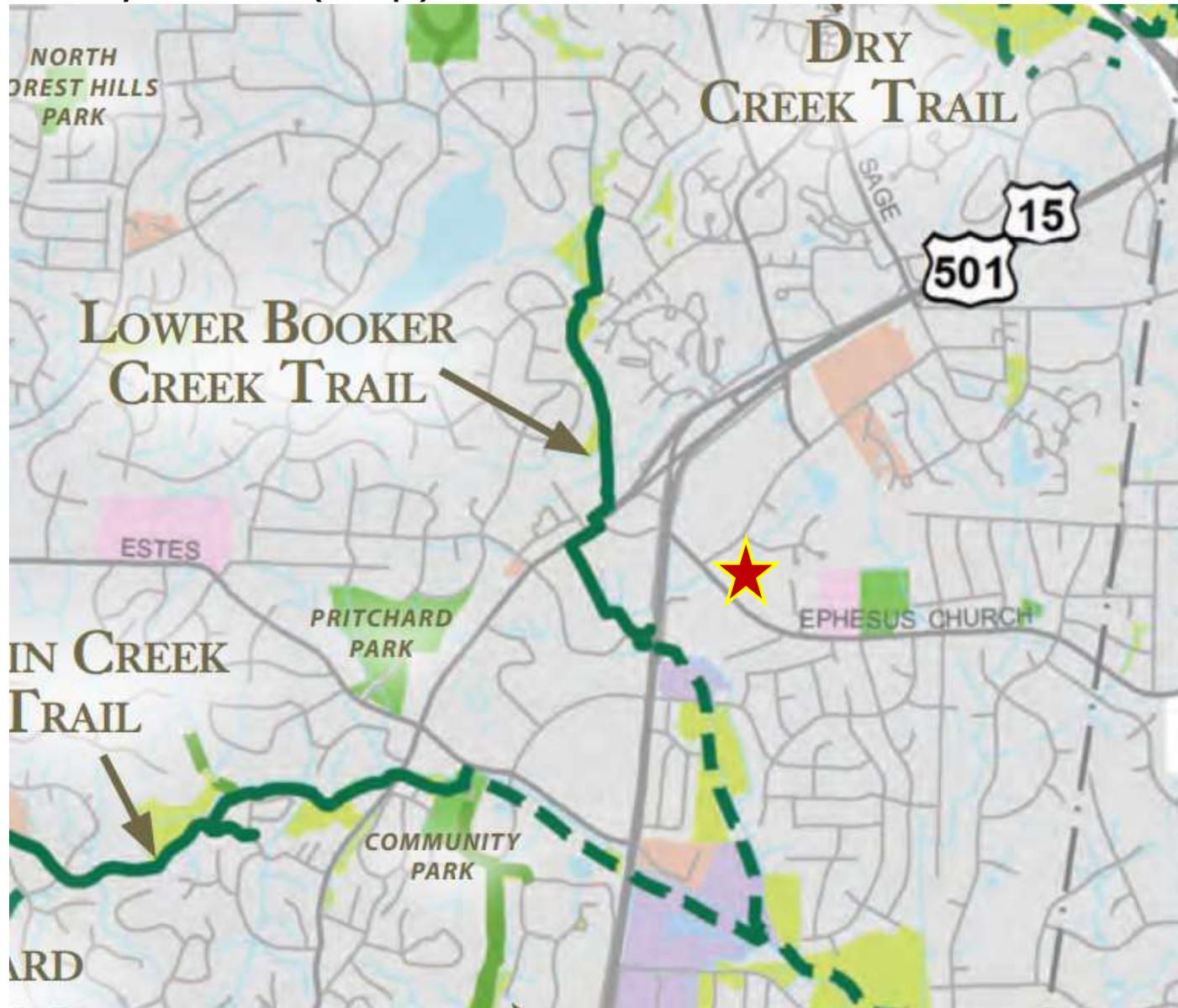
Mobility and Connectivity Plan (Excerpt)



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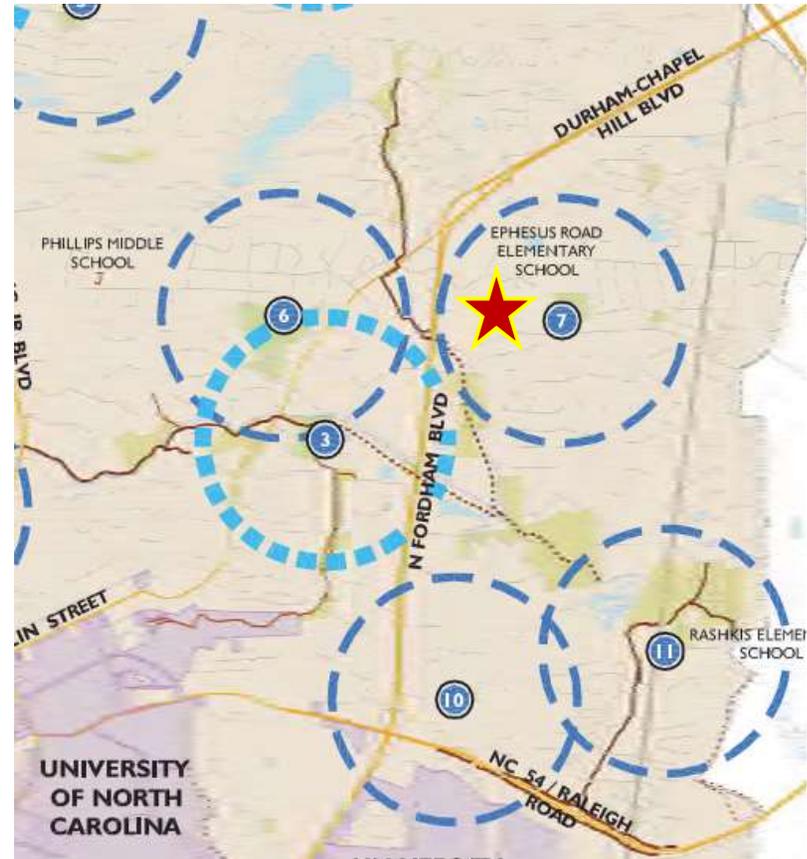
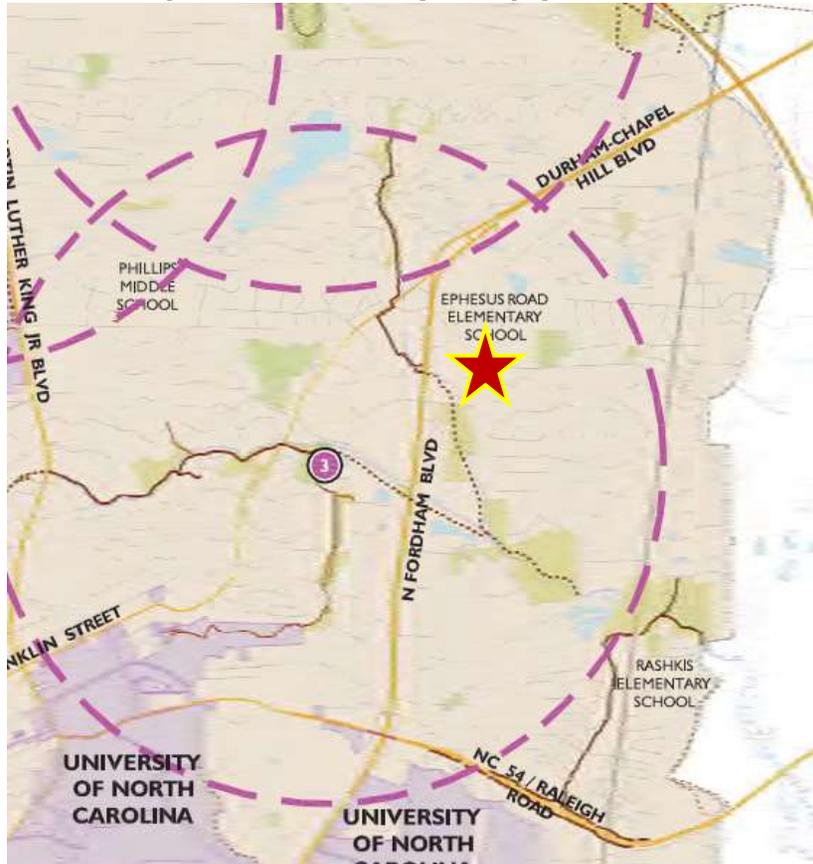
Greenways Master Plan (Excerpt)



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Reserve @ Blue Hill

Parks Comprehensive Plan (Excerpt)



CONCEPT PLAN REPORT

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Stormwater Management Master Plan (Excerpt)

