

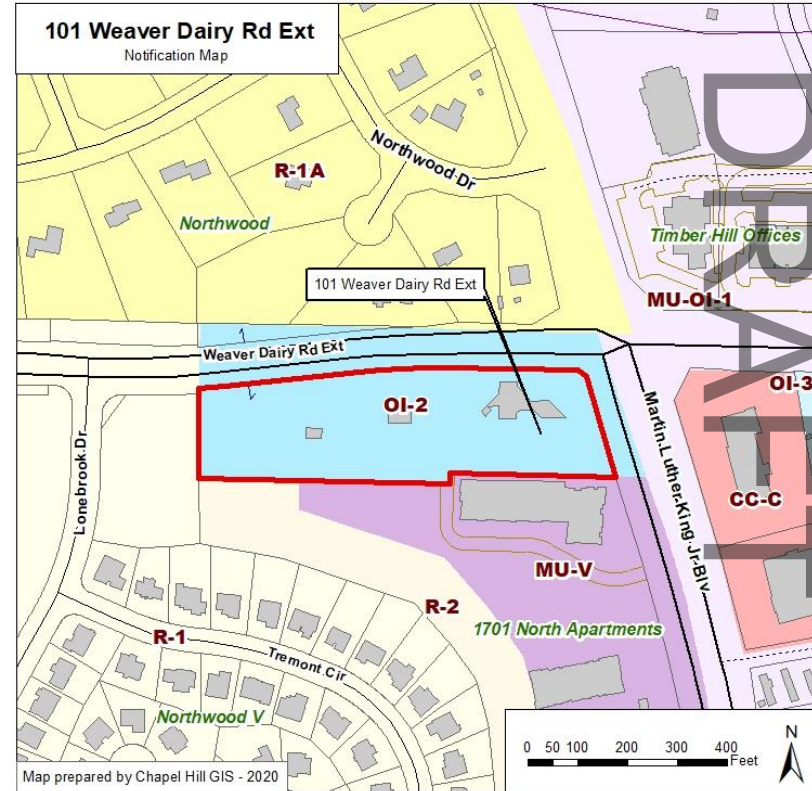


Municipal Services Center

101 Weaver Dairy Road Ext.

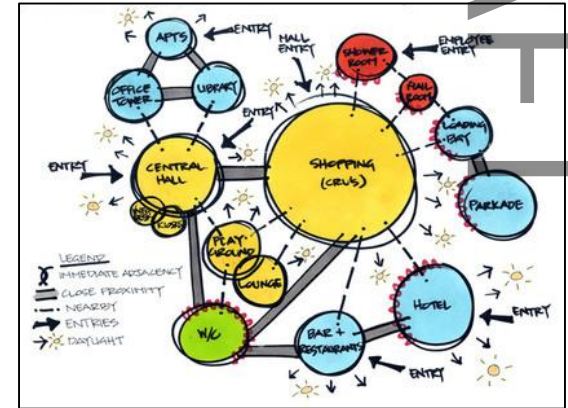
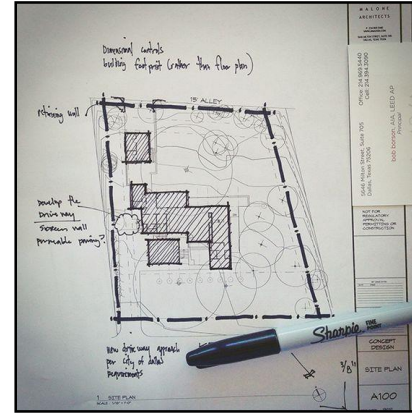
Concept Plan Review

Town Council October 7, 2020



Concept Plan Review

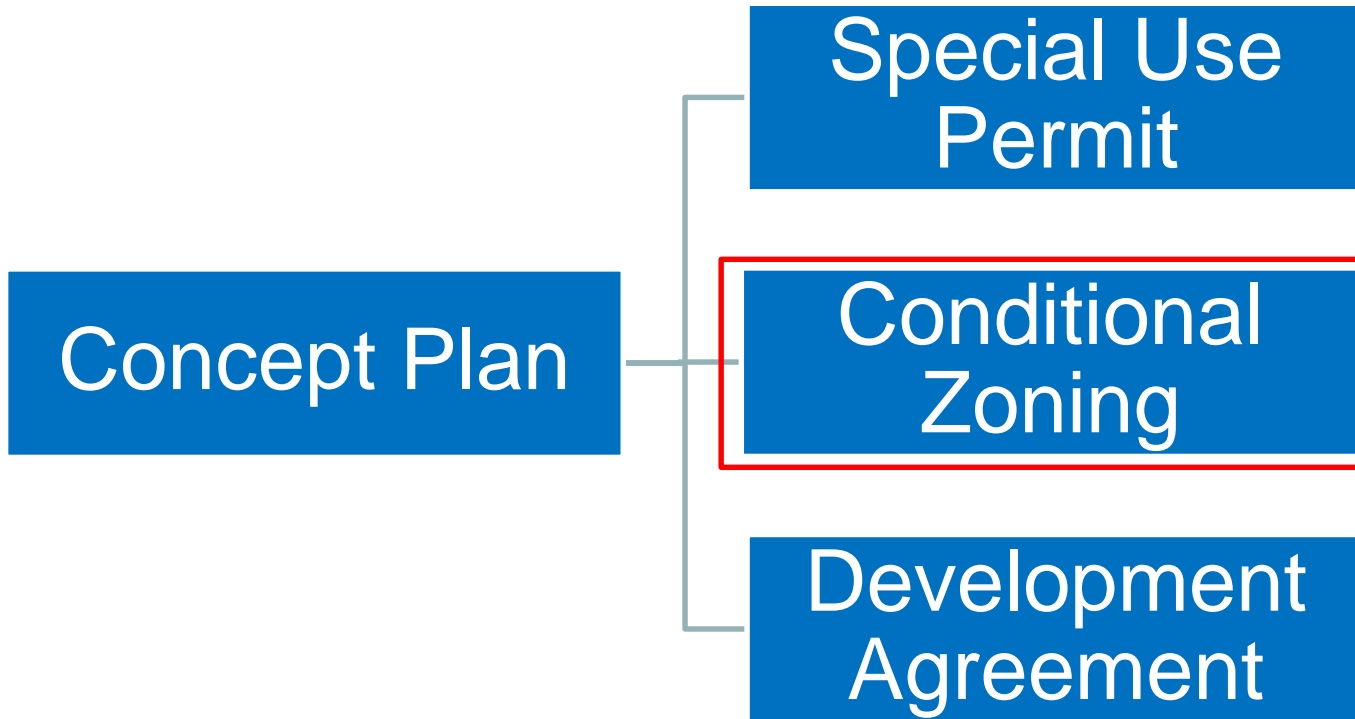
- No Decision - Feedback Only
 - Applicant presents rough initial sketch
 - Staff does not conduct formal review of concept
 - Instead forwards sketch for preliminary feedback



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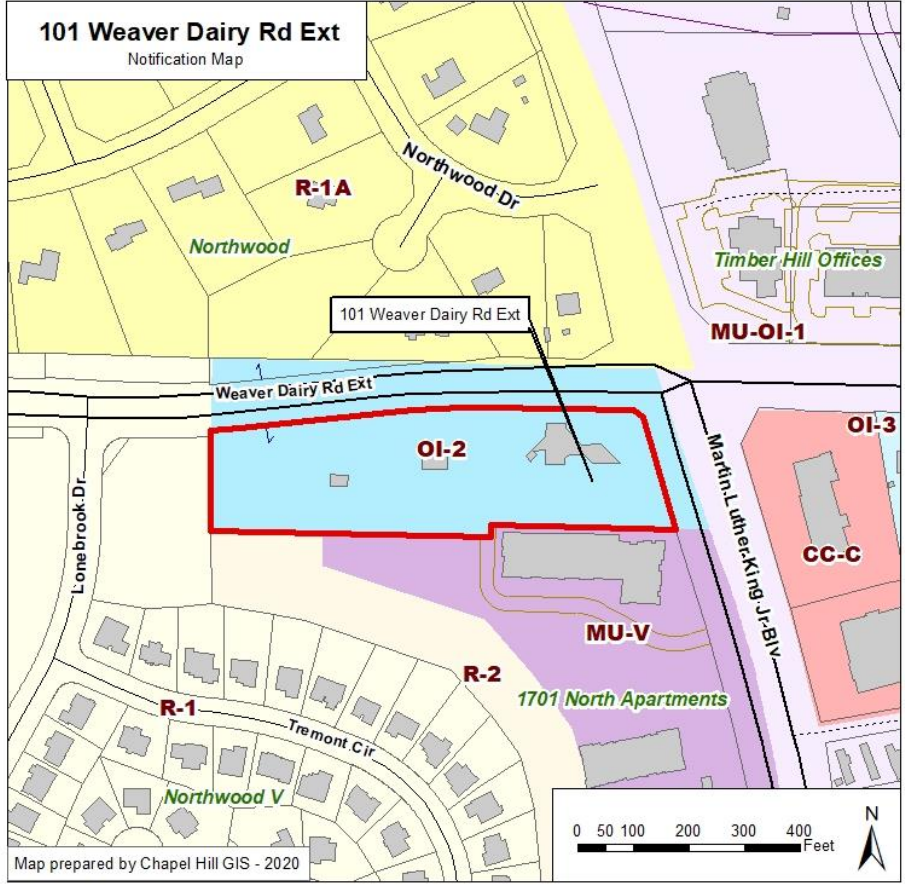
Adopt Resolution A, transmitting comments to the applicant regarding the proposed development.

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Municipal Services Center – Site Location

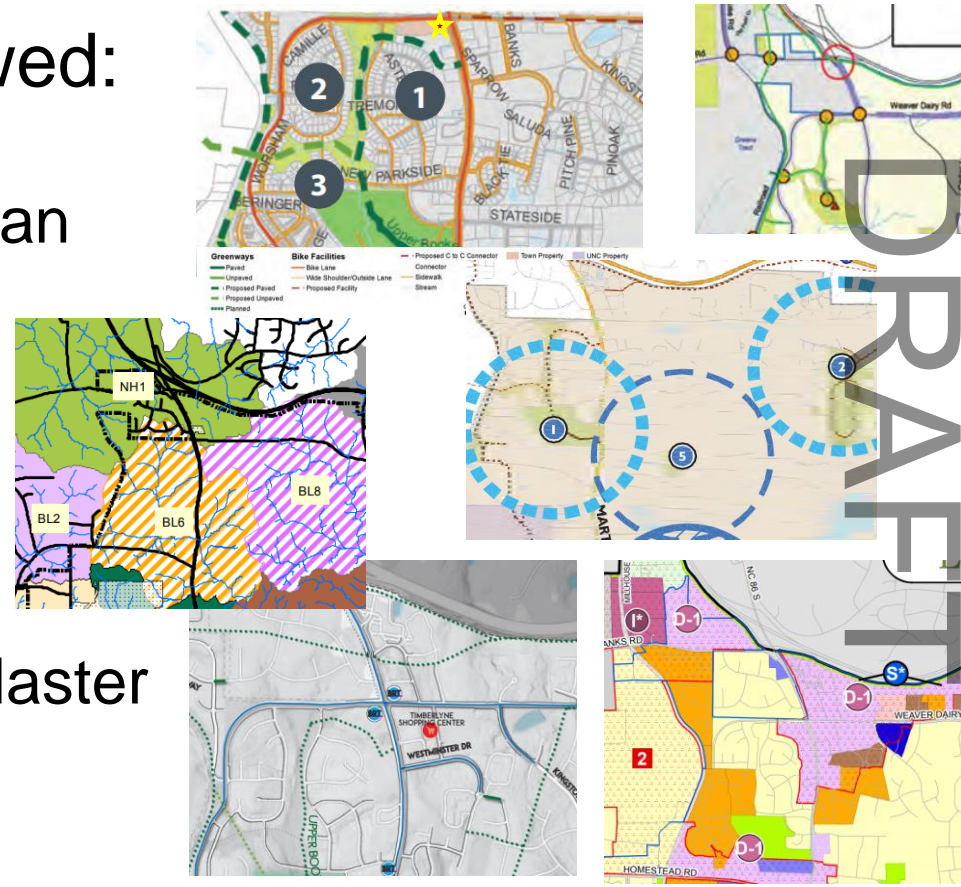


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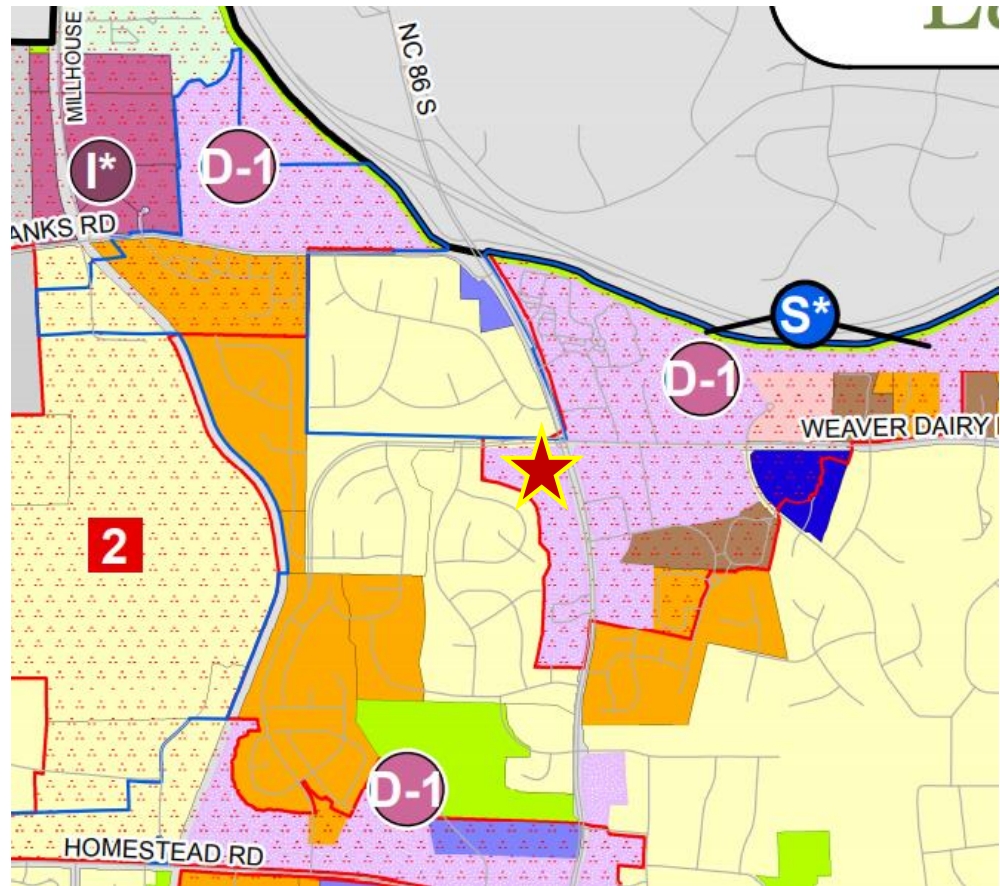
Municipal Services Center – Site Context

Plan Components Reviewed:

- Land Use Plan
- Mobility and Connectivity Plan
- Future Land Use Plan
- Parks Comprehensive Plan
- Greenways Master Plan
- Chapel Hill Bike Plan
- Cultural Arts Plan
- Stormwater Management Master Plan



Land Use Plan



Land Use Categories

- Rural Residential, 1 unit/5ac
- Rural Residential, 1 unit/2-5ac
- Low Residential, 1 unit/ac
- Low Residential, 1-4 unit/ac
- Medium Residential 4-8 unit/ac
- High Residential, 8-15 units/ac
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Parks/Open Space
- Landfill Activities
- Light Industrial Opportunity Area
- City Limits
- Urban Service Boundary

Special Areas

Development

Opportunity Areas - Please See:

- D-1 - Northern Area Task Force Report
- D-2 - Ephesus Church Rd/Fordham Small Area Plan
- D-3 - Glen Lennox Area Neighborhood Conservation Dist. Plan for CD-8-C
- I* - Innovative, Light Industrial Opportunity Area

CH2020 Future Focus Discussion Areas:

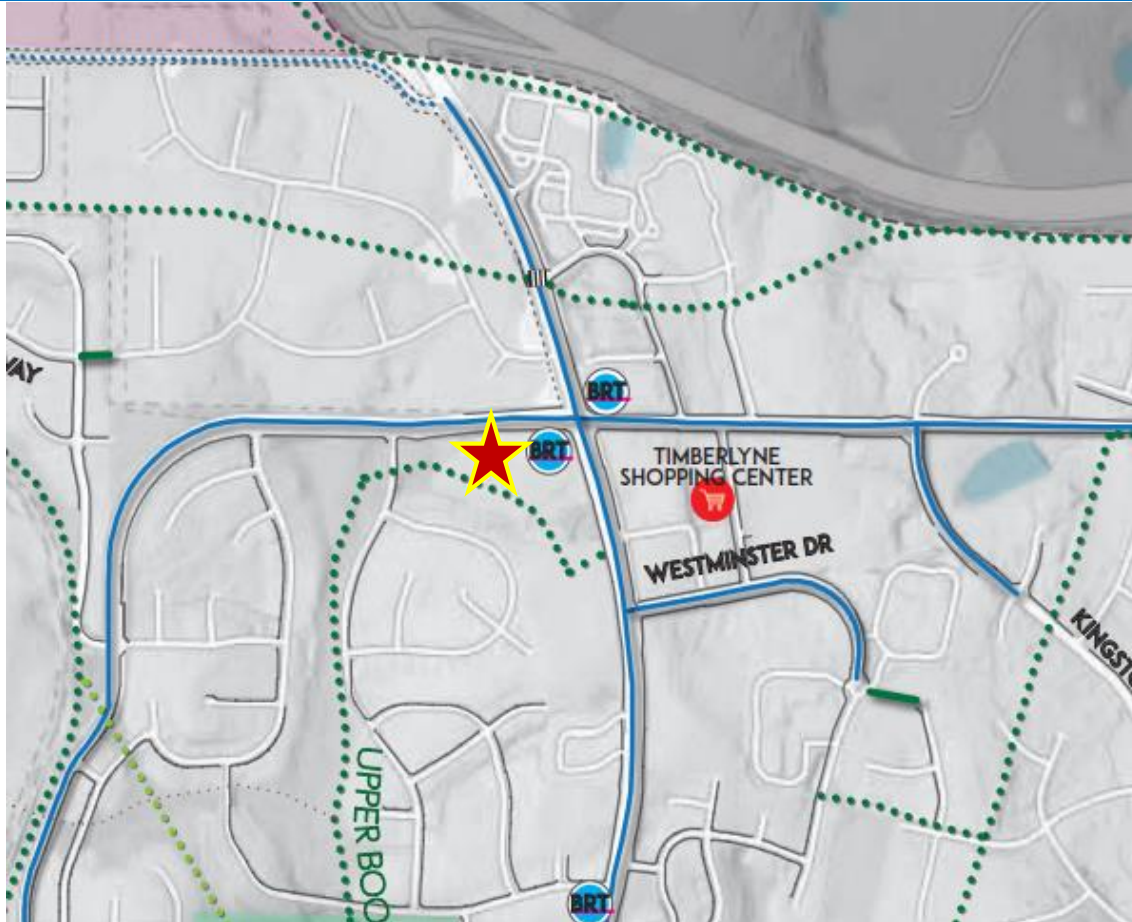
- Area 1 - Downtown
- Area 2 - N MLK Jr Blvd-40
- Area 3 - S MLK Jr Blvd/ Homestead to Estes Dr
- Area 4 - Highway 54
- Area 5 - North 15-501
- Area 6 - South 15-501

S - Potential School Site

H - Potential Affordable Housing Site

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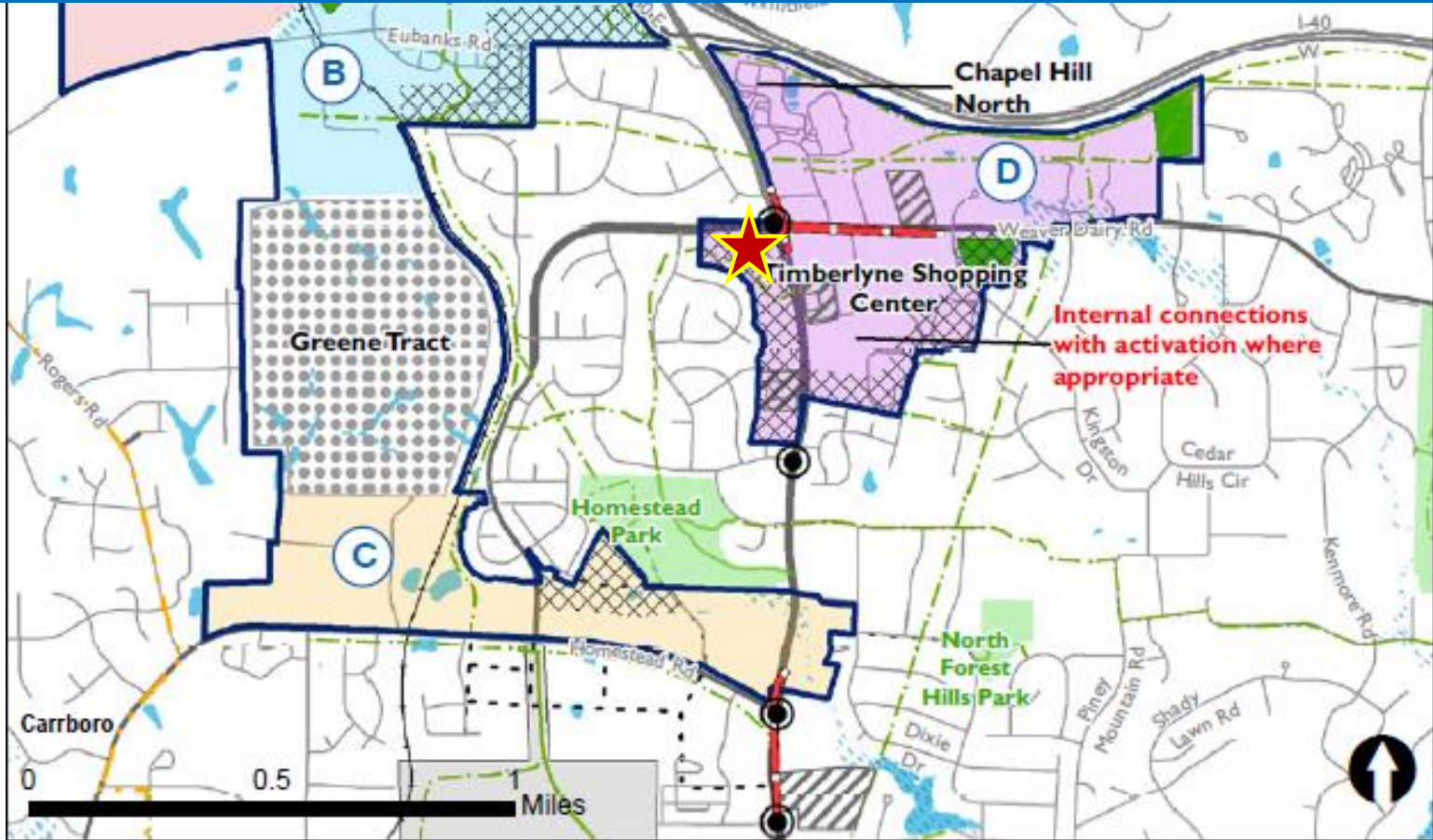
Mobility and Connectivity Plan



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Future Land Use Plan

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Municipal Services Center

101 Weaver Dairy Road Ext.

Adopt Resolution A,
transmitting comments
to the applicant
regarding the proposed
development

