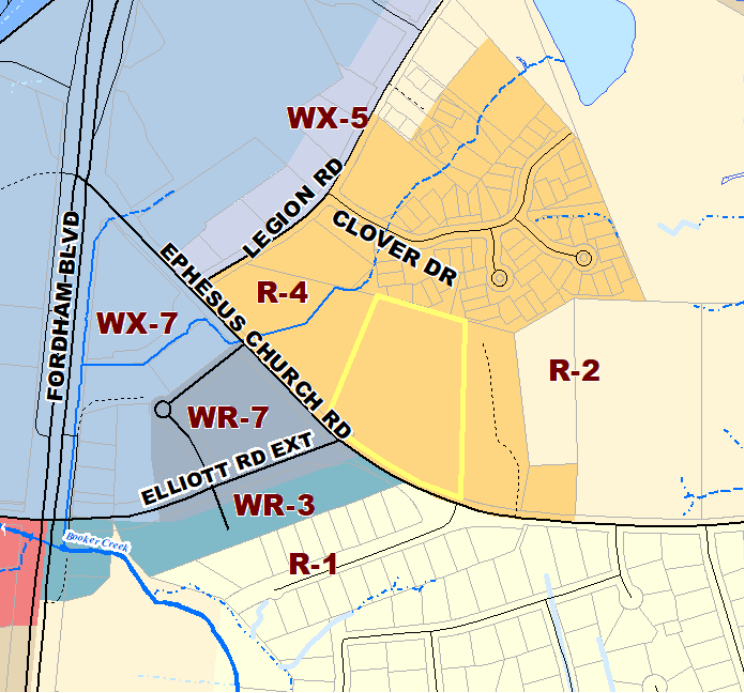




**CONCEPT PLAN REVIEW: THE RESERVE AT BLUE HILL, 1320 EPHESUS CHURCH ROAD
(Project #CP-23-4)**

STAFF REPORT


TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Britany Waddell, Director
 Judy Johnson, Assistant Director
 Corey Liles, Planning Manager

PROPERTY ADDRESS	MEETING DATE	APPLICANT
1310, 1320, 1330 and 1340 Ephesus Church Road	June 21, 2023	Richard Gurlitz on behalf of Kings Arms LLC
<p>STAFF RECOMMENDATION</p> <p>That the Council adopt the attached resolution transmitting comments to the applicant regarding the proposed development.</p>		
<p>PROCESS</p> <p>Council hears from the applicant, receives comments from the Community Design Commission, hears public comments, and offers suggestions to the applicant.</p> <p>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>PROJECT LOCATION</p> 	
<p>PROJECT OVERVIEW</p> <p>The approximately 7.5-acre site is located at the intersection of Ephesus Church Road and Elliott Road Extension.</p> <p>The proposal includes demolition of the existing Kings Arms Apartments (65 units) and construction of a multifamily project with approximately 212 rental units including 15% affordable units. Building height would be up to 5 stories, with a combination of surface and structured parking, and associated amenities.</p> <p>The proposal would require a rezoning. A Conditional Zoning review is typically necessary for the formal application.</p>		
<p>ATTACHMENTS</p>	<ul style="list-style-type: none"> • Long-Range Plans Evaluation • Draft Staff Presentation • Resolution A, Transmitting Council Comments • Urban Designer Comments • Community Design Commission Comments • Applicant Materials • Applicant Draft Presentation 	



Long Range Plans Evaluation

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

PROPERTY ADDRESS 1310, 1320, 1330 and 1340 Ephesus Church Road	CURRENT ZONING DISTRICT Residential-4 (R-4)												
EXISTING LAND USE Multifamily Residential	PROPOSED LAND USE Multifamily Residential												
SURROUNDING PROPERTIES – EXISTING LAND USES North: Single-family Residential (The Meadows) South: Single-family and Multifamily Residential (The Hartley, Ridgefield) East: Multifamily Residential (Oxford Townhomes) West: Multifamily Residential (Hamlin Park Condominiums)													
APPLICABLE ADOPTED PLANS <table border="0" style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Complete Community Strategy</td> <td><input checked="" type="checkbox"/> Cultural Arts Plan</td> </tr> <tr> <td><input checked="" type="checkbox"/> Future Land Use Map</td> <td><input checked="" type="checkbox"/> Stormwater Management Master Plan</td> </tr> <tr> <td><input checked="" type="checkbox"/> Mobility and Connectivity Plan</td> <td><input checked="" type="checkbox"/> Climate Action and Response Plan</td> </tr> <tr> <td><input checked="" type="checkbox"/> Parks Comprehensive Plan</td> <td><input type="checkbox"/> Shaping Our Future</td> </tr> <tr> <td><input checked="" type="checkbox"/> Greenways Master Plan</td> <td><input type="checkbox"/> West Rosemary Street Development Guide</td> </tr> <tr> <td><input type="checkbox"/> Chapel Hill Bike Plan</td> <td><input type="checkbox"/> Central West Small Area Plan</td> </tr> </table>		<input checked="" type="checkbox"/> Complete Community Strategy	<input checked="" type="checkbox"/> Cultural Arts Plan	<input checked="" type="checkbox"/> Future Land Use Map	<input checked="" type="checkbox"/> Stormwater Management Master Plan	<input checked="" type="checkbox"/> Mobility and Connectivity Plan	<input checked="" type="checkbox"/> Climate Action and Response Plan	<input checked="" type="checkbox"/> Parks Comprehensive Plan	<input type="checkbox"/> Shaping Our Future	<input checked="" type="checkbox"/> Greenways Master Plan	<input type="checkbox"/> West Rosemary Street Development Guide	<input type="checkbox"/> Chapel Hill Bike Plan	<input type="checkbox"/> Central West Small Area Plan
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SUMMARY OF PLAN CONSIDERATIONS AFFECTING THE CONCEPT PLAN SITE Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of the Concept Plan proposal is marked with the  symbol. <u>Complete Community Strategy - NEW</u> <ul style="list-style-type: none"> • The site provides an opportunity to add housing diversity and create more inclusive neighborhoods by directing growth to Smaller Infill Sites (as noted in the Strategy, this includes areas shown on the Future Land Use Map with a Residential Land Use Category). • The site provides an opportunity to enable walkable communities and minimize cars and parking by directing growth towards Greenways. The accompanying Everywhere to Everywhere Greenways Map proposes a greenway connecting Fordham Blvd. to Ephesus Church Road via Elliott Road. • Conditions for development could contribute to Goals of the Strategy such as: <ul style="list-style-type: none"> ○ Plan for the future strategically ○ Expand and deliver new greenways for everyday life ○ Be green and sustainable ○ Plan for excellence in the public realm, everywhere ○ Establishing and enhancing Place by using Social Equity Drivers, recognizing the town’s Assets, providing Programs and Amenities, and utilizing the town’s Design Attributes <u>Future Land Use Map (FLUM)</u> <ul style="list-style-type: none"> • The site is not within a Focus Area but is adjacent to the North 15-501 Corridor Focus Area, Sub-Area B. • The Land Use Category for the site is High Residential, General 8 to 15+ units per acre. 													

Mobility and Connectivity Plan

- The Mobility and Connectivity Plan recommends bike lanes for the site's frontage along Ephesus Church Road.
- The Plan also recommends multi-use paths along major roadways in the 15-501 corridor, and significant transit-oriented improvements such as dedicated transit lanes in the center median of US 15-501.
- The site is located near the proposed "Eastern Explorer" bicycle/pedestrian priority corridor.

Parks Comprehensive Plan

- The site is within the Neighborhood Park service area of Ephesus Park.
- The site is within the Community Park service area of Community Center Park as well as a proposed Community Park near Ephesus Church Road.

Greenways Master Plan

- The Plan does not identify greenway opportunities impacting this location.

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

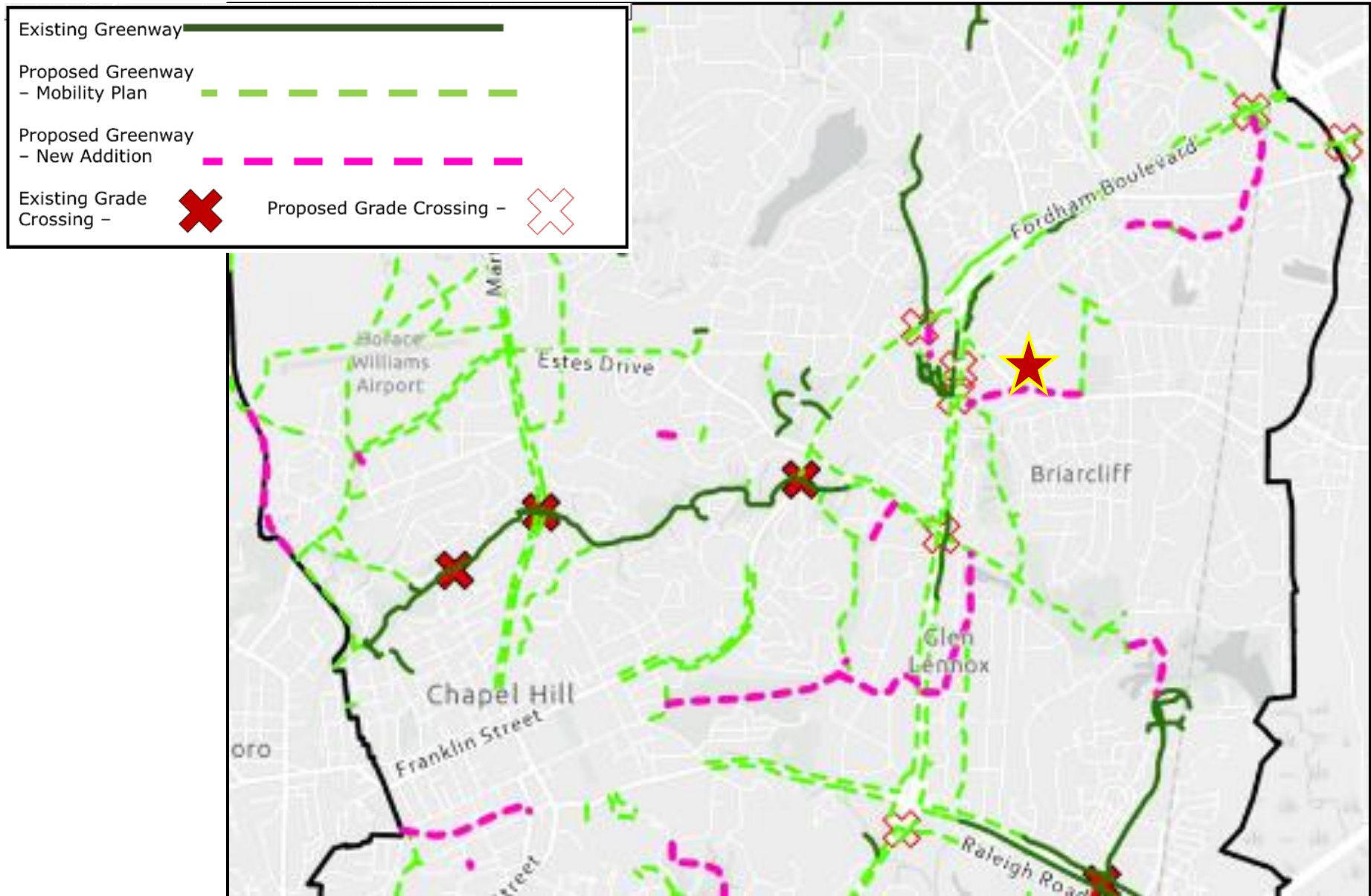
(Note: no map excerpt provided, as the Plan is generally text-based)

- 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

The Reserve at Blue Hill

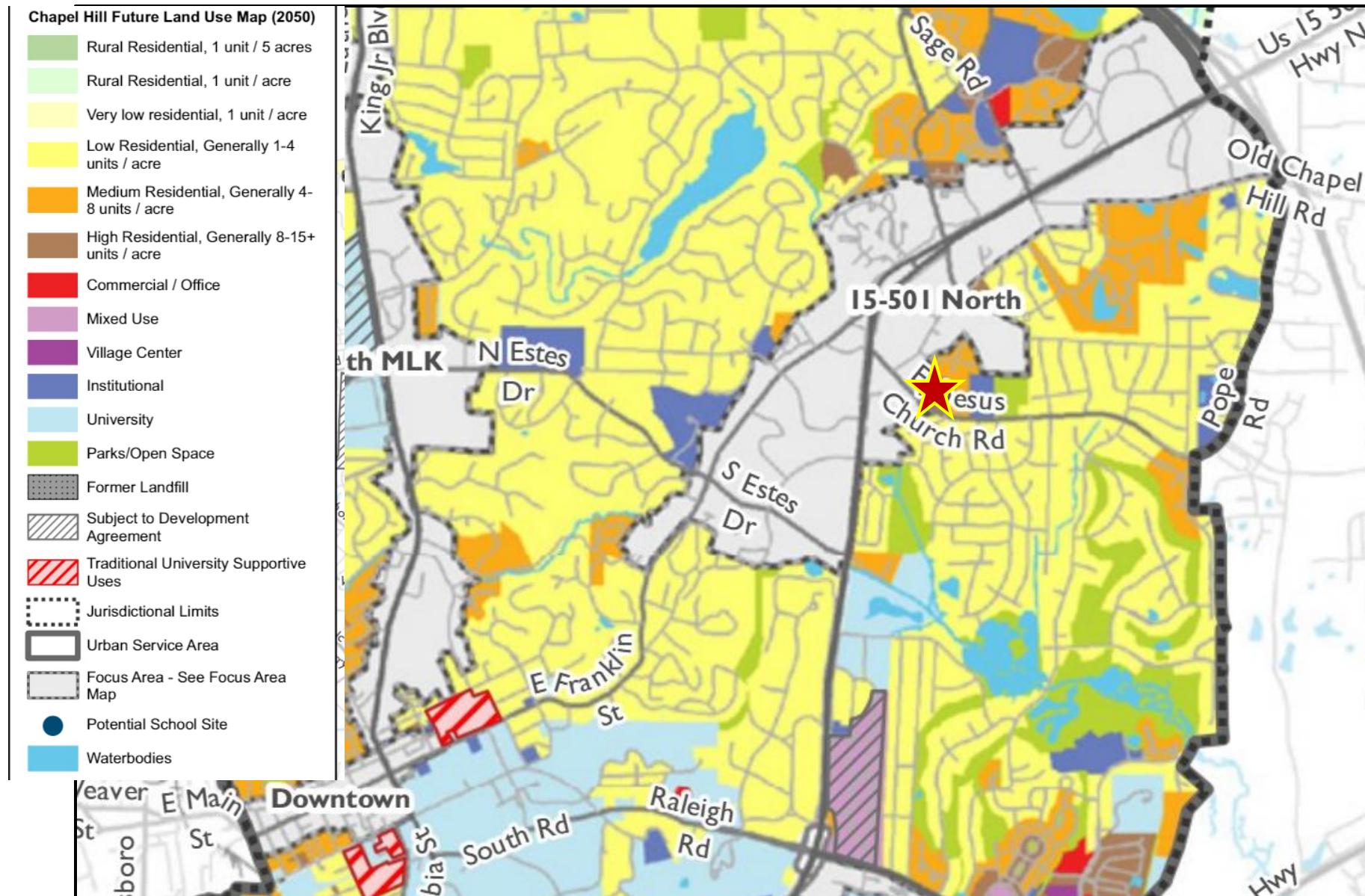
Complete Community Strategy – Everywhere to Everywhere Greenways (Excerpt)



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The Reserve at Blue Hill

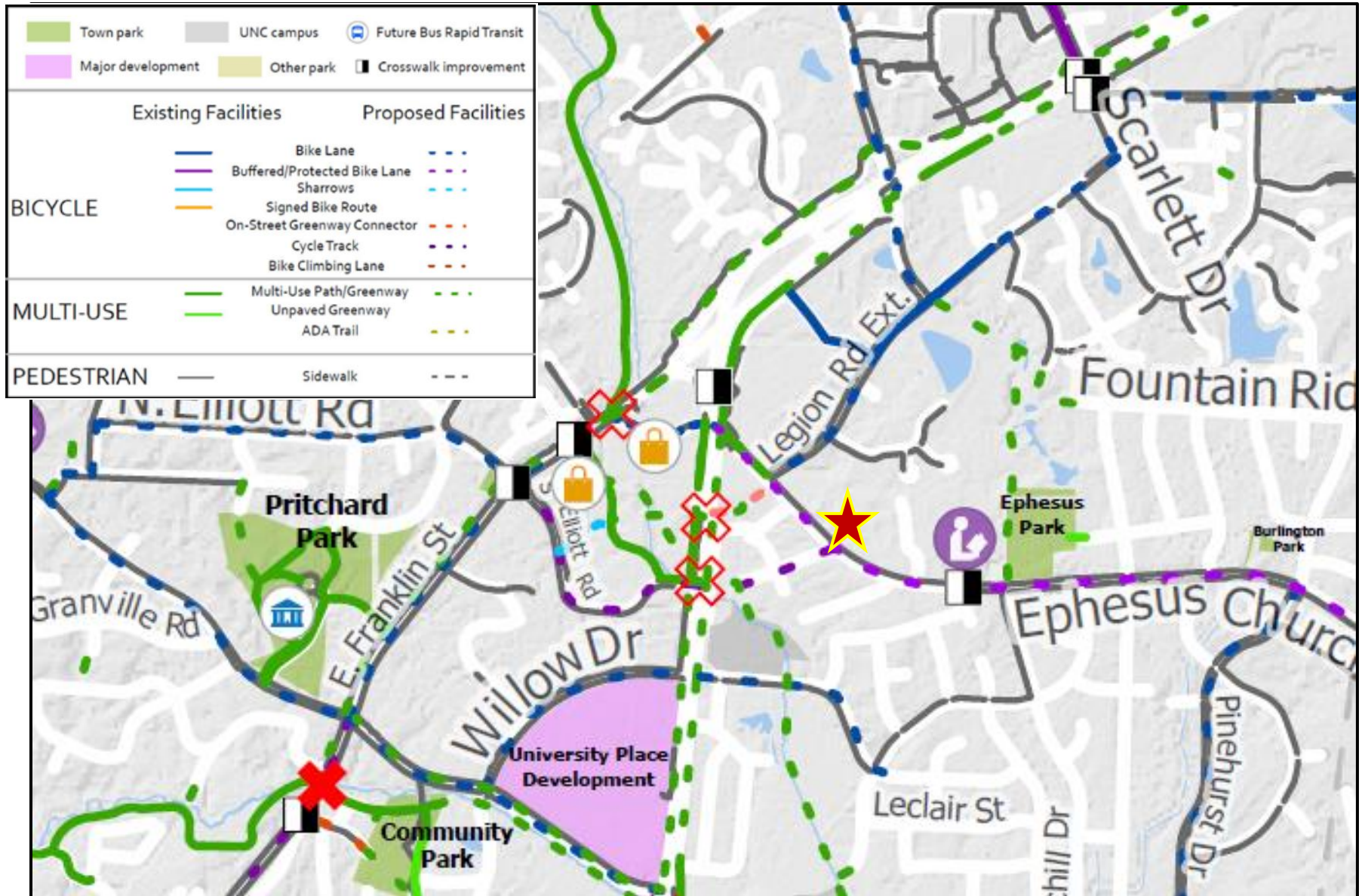
Future Land Use Map (Excerpt)



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The Reserve at Blue Hill

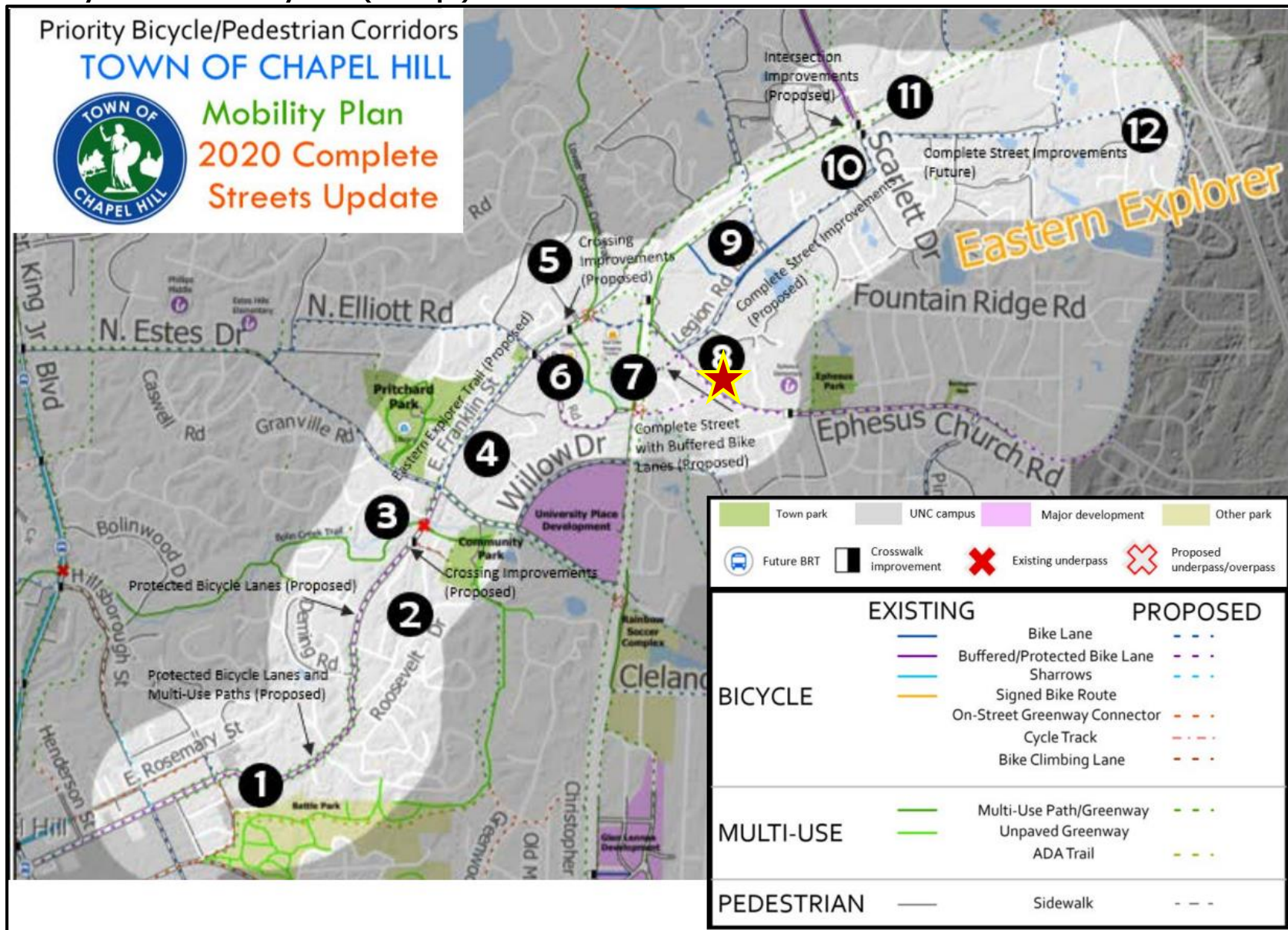
Mobility and Connectivity Plan (Excerpt)



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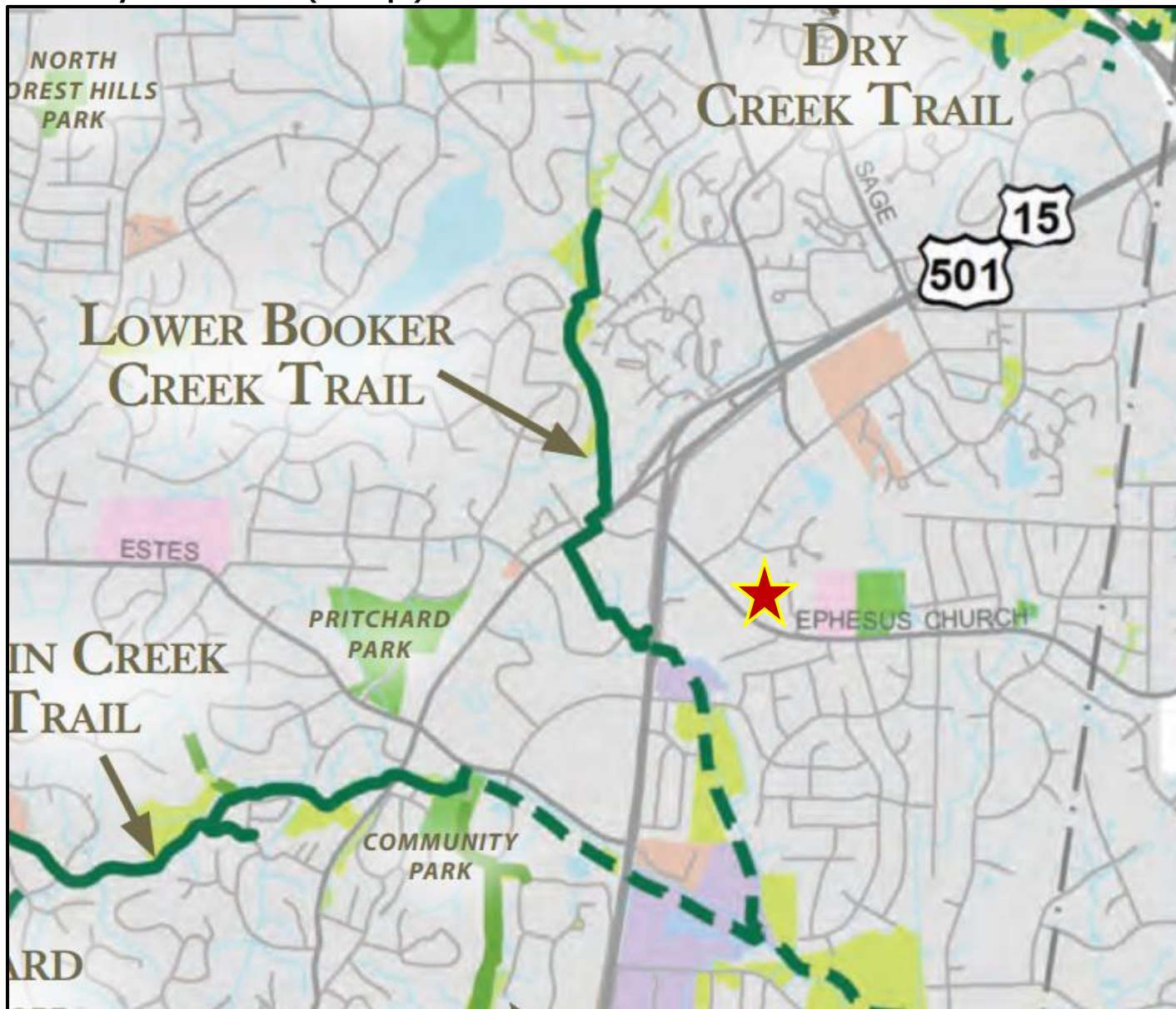
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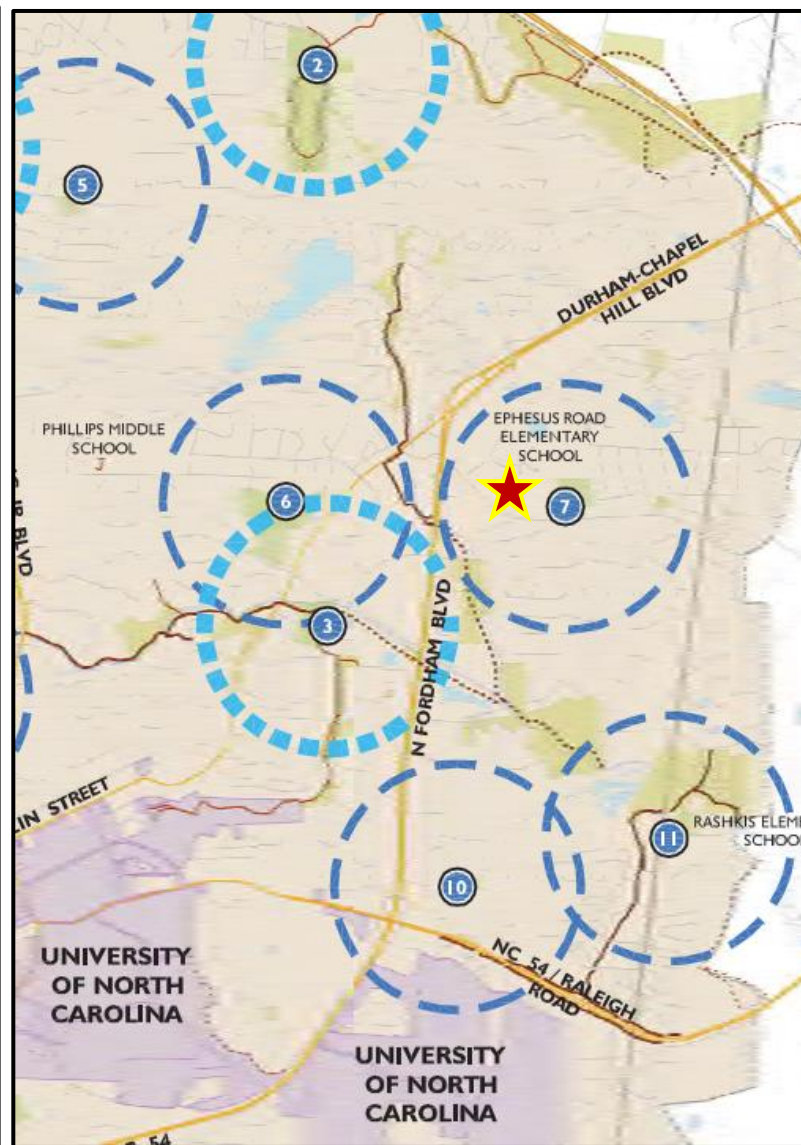
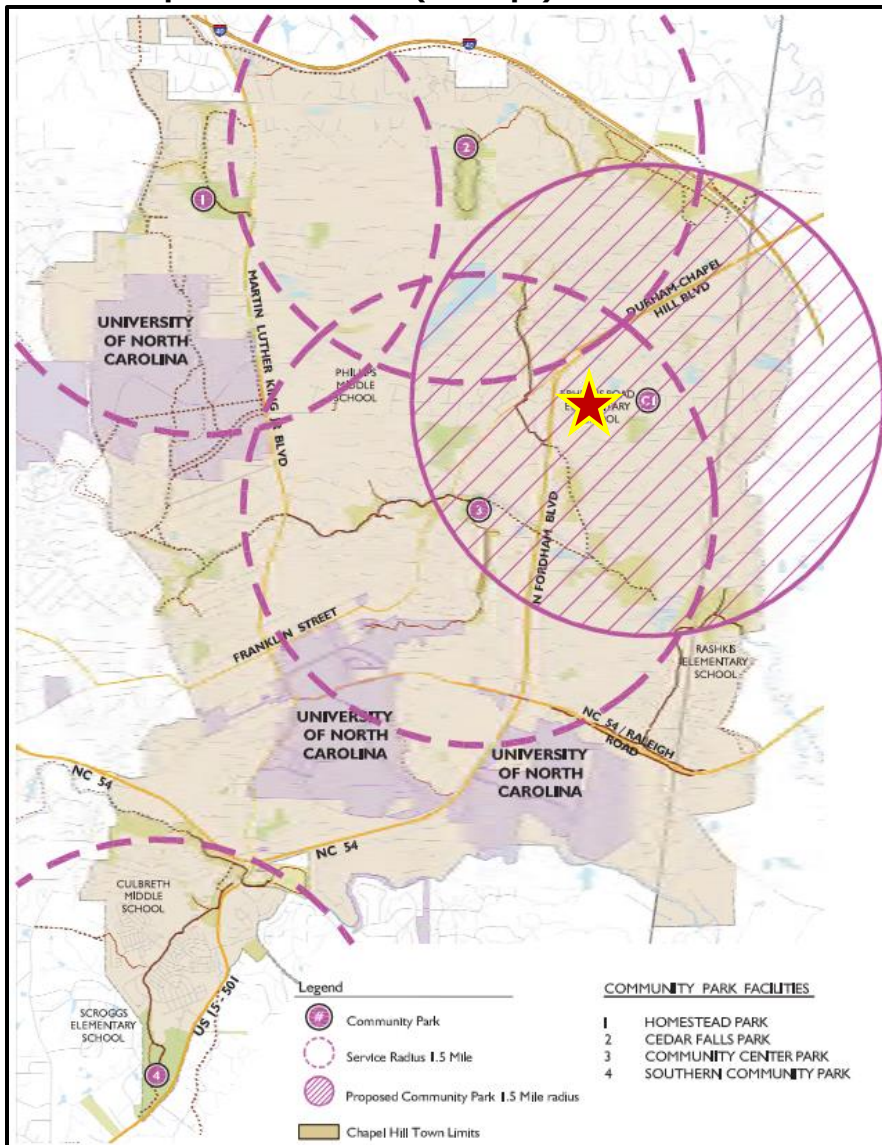
Greenways Master Plan (Excerpt)



CONCEPT PLAN REPORT

The Reserve at Blue Hill

Parks Comprehensive Plan (Excerpt)



CONCEPT PLAN REPORT

The Reserve at Blue Hill

Stormwater Management Master Plan (Excerpt)

