

CONCEPT PLAN REPORT



CONCEPT PLAN REVIEW: TRINITY COURT (PROJECT #21-071)

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Colleen Willger, Director
 Judy Johnson, Assistant Director

PROPERTY ADDRESS	MEETING DATE	APPLICANT
Trinity Court, off of Pritchard Avenue Extension	December 1, 2021	Timmons Group, on behalf of Town of Chapel Hill

STAFF RECOMMENDATION

That the Council adopt the resolution transmitting comments to the applicant regarding the proposed development.

PROCESS

- The Council will hear the applicant’s presentation, receive comments from the Community Design Commission, Housing Advisory Board, and Stormwater Management Utility Advisory Board, hear public comments, and offer 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.
- The Community Design Commission reviewed a concept plan for this site on October 26, 2021.
- The Housing Advisory Board reviewed a concept plan for this site on November 9, 2021.
- The Stormwater Management Utility Advisory Board reviewed a concept plan for this site on October 26, 2021.

DECISION POINTS

- The site is identified on the Future Land Use Map as High Residential, described as generally 8-15+ units per acre.

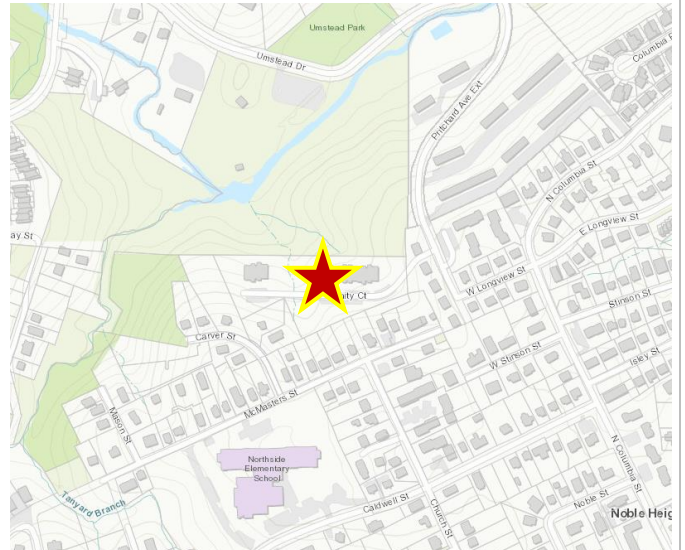
PROJECT OVERVIEW

This approximately 3.5-acre site is located on the west side of Pritchard Avenue Extension between Umstead Drive and North Columbia Street and is zoned Residential-4 (R-4). The property currently is the site of the Trinity Court Public Housing development.

The applicant proposes to demolish the two existing buildings and construct approximately 54 new affordable rental dwelling units within two buildings. The parcel is bisected with a 50-foot Jordan Buffer zone as well as a sewer easement. The proposal does not include encroachment into the stream buffer.

The Town’s Urban Designer has had an introductory meeting with the project team. As the project details develop, the Urban Designer will be engaged for input into the review process.

PROJECT LOCATION



ATTACHMENTS

1. Concept Plan Report
2. Draft Staff Presentation
3. Resolution A, transmitting comments to the applicant
4. Advisory Board recommendations
5. Applicant Materials

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LONG-RANGE PLANS EVALUATION

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

EXISTING LAND USE Vacant Affordable Housing	PROPOSED LAND USE Affordable Housing		
SURROUNDING PROPERTIES – EXISTING LAND USES Vacant (North), Single Family (South, East & West)			
FUTURE LAND USE MAP (FLUM) FOCUS AREA NA	FLUM SUB-AREA NA		
OTHER APPLICABLE ADOPTED PLANS <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Mobility and Connectivity Plan <input type="checkbox"/> Parks Comprehensive Plan <input checked="" type="checkbox"/> Greenways Master Plan <input type="checkbox"/> Chapel Hill Bike Plan <input type="checkbox"/> Cultural Arts Plan </td> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Stormwater Management Master Plan <input checked="" type="checkbox"/> Climate Action and Response Plan (NEW) <input type="checkbox"/> West Rosemary Street Development Guide <input type="checkbox"/> Central West Small Area Plan </td> </tr> </table>		<input type="checkbox"/> Mobility and Connectivity Plan <input type="checkbox"/> Parks Comprehensive Plan <input checked="" type="checkbox"/> Greenways Master Plan <input type="checkbox"/> Chapel Hill Bike Plan <input type="checkbox"/> Cultural Arts Plan	<input checked="" type="checkbox"/> Stormwater Management Master Plan <input checked="" type="checkbox"/> Climate Action and Response Plan (NEW) <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 Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of Trinity Court is marked with the symbol. <u>Future Land Use Map (FLUM)</u> <ul style="list-style-type: none"> Not applicable. <u>Mobility and Connectivity Plan</u> <ul style="list-style-type: none"> No proposed bike facilities are proposed for this site. Facilities are proposed to the site north of this site. The applicant should coordinate with Chapel Hill Transit for the latest information on BRT design, station locations and any potential connections. <u>Parks Comprehensive Plan</u> <ul style="list-style-type: none"> The site is adjacent to Umstead Park and falls within its Community Park Service Area / Neighborhood Park Service Area. No additional Neighborhood Parks or Community Parks are proposed in the vicinity of the site. <u>Greenways Master Plan</u> <ul style="list-style-type: none"> There are no proposed greenway facilities impacting the site. Facilities are proposed to the site north of this site. <u>Chapel Hill Bike Plan</u> <ul style="list-style-type: none"> 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. <u>Cultural Arts Plan</u> <ul style="list-style-type: none"> No opportunities for integrating public art are identified at locations that impact the site. 			

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Stormwater Management Master Plan

- The site is located in the Middle Bolin Creek. The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

Climate Action and Response Plan (NEW)

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
















- Developing the site in accordance with the Future Land Use Map 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:
 - Net-zero emissions for new construction
 - Create a town-wide EV charging station network
 - Protect water quality, natural, and agricultural resources
 - Enhance green infrastructure

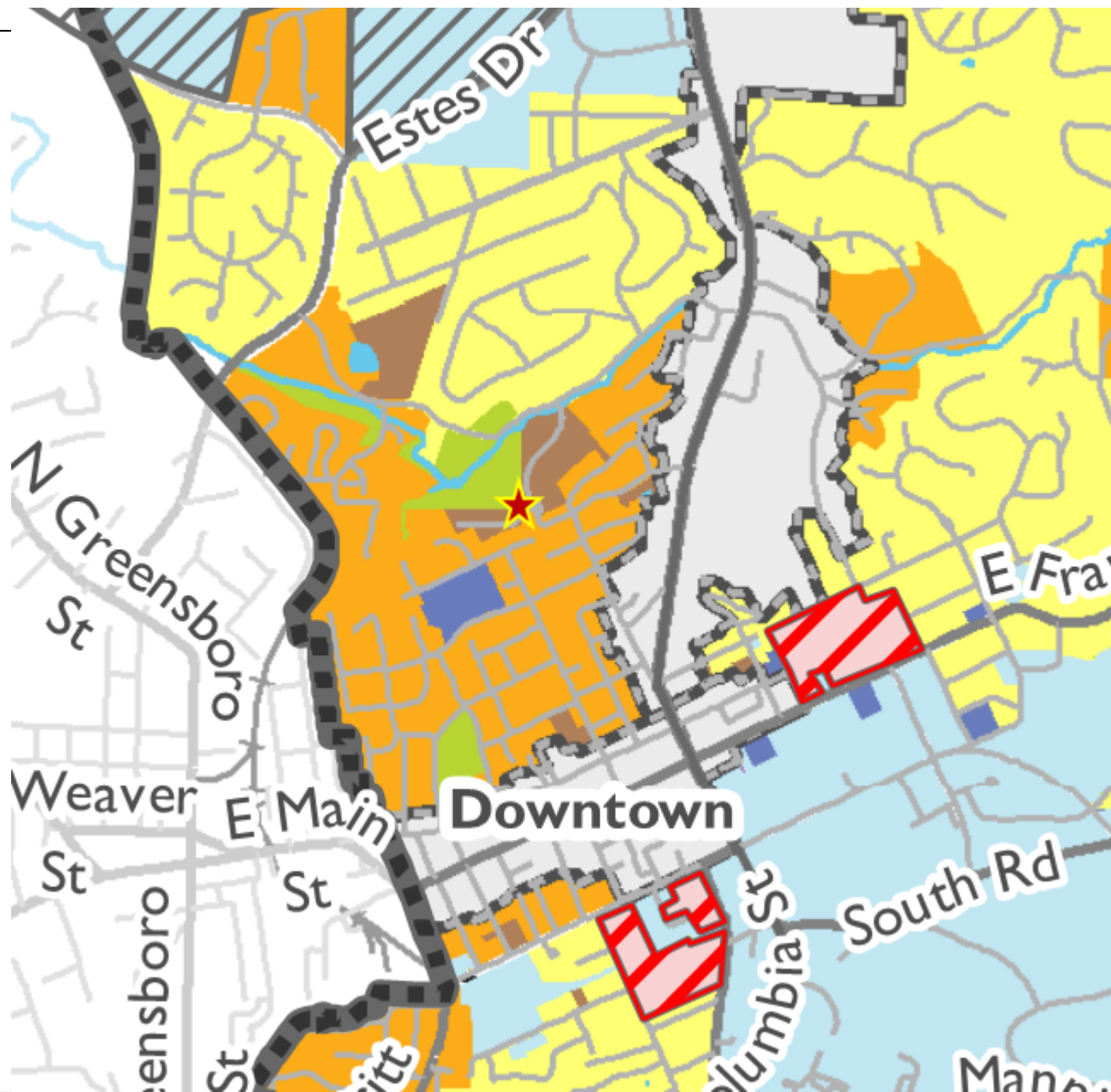
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Future Land Use Map (FLUM)

Chapel Hill Future Land Use Map (2050)

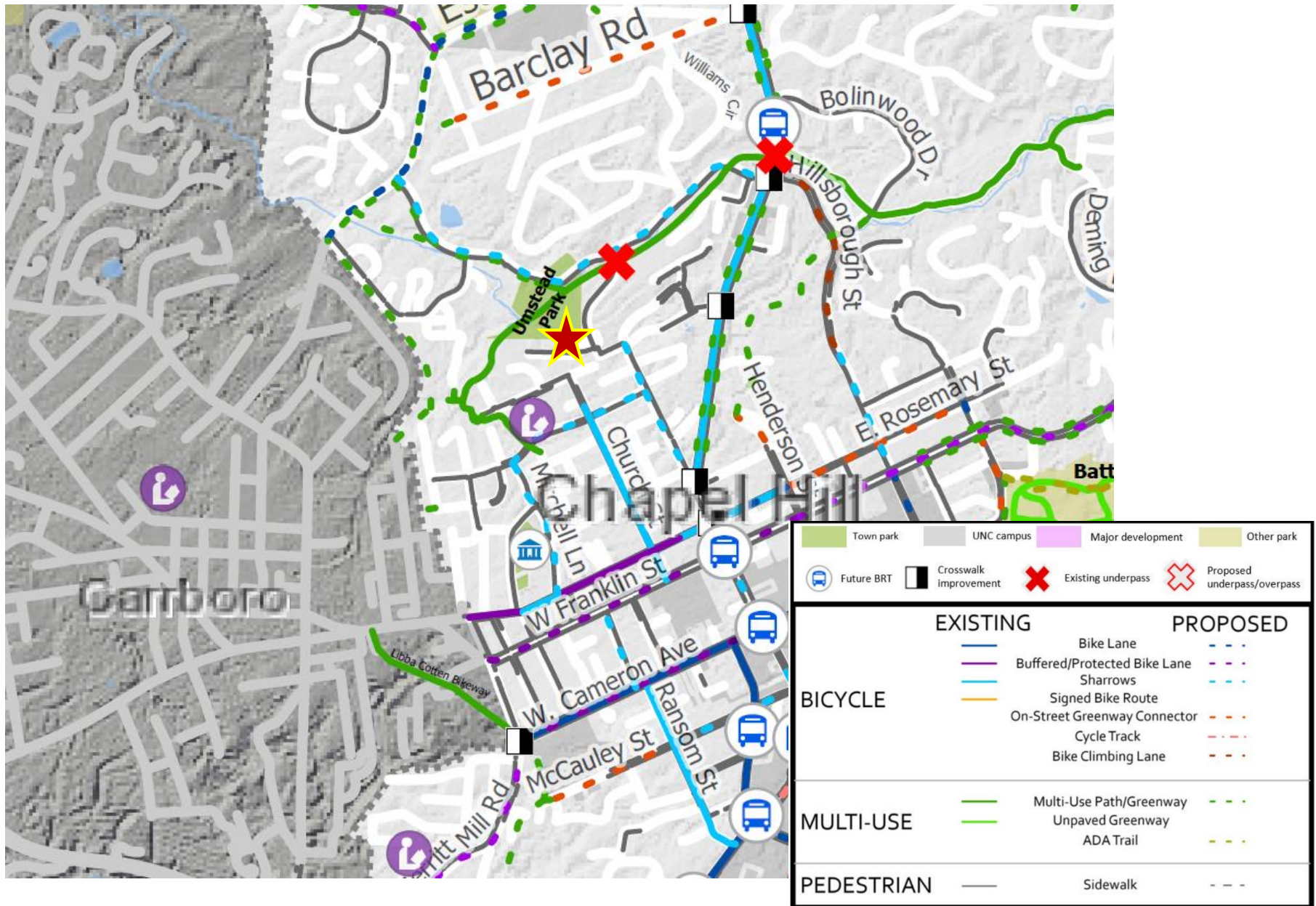
-  Rural Residential, 1 unit / 5 acres
-  Rural Residential, 1 unit / acre
-  Very low residential, 1 unit / acre
-  Low Residential, Generally 1-4 units / acre
-  Medium Residential, Generally 4-8 units / acre
-  High Residential, Generally 8-15+ units / acre
-  Commercial / Office
-  Mixed Use
-  Village Center
-  Institutional
-  University
-  Parks/Open Space
-  Former Landfill
-  Subject to Development Agreement
-  Traditional University Supportive Uses
-  Jurisdictional Limits
-  Urban Service Area
-  Focus Area - See Focus Area Map
-  Potential School Site
-  Waterbodies



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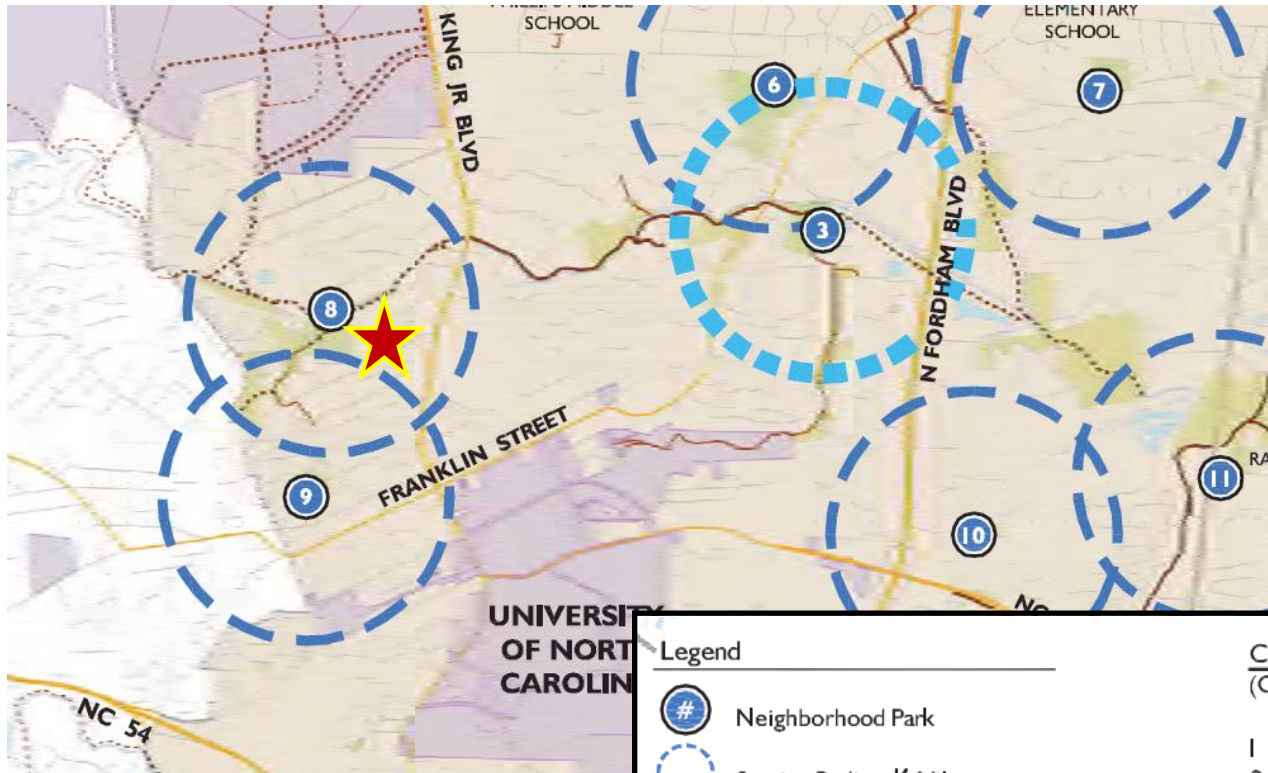
Mobility and Connectivity Plan (Excerpt)



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Parks Comprehensive Plan (Excerpt)

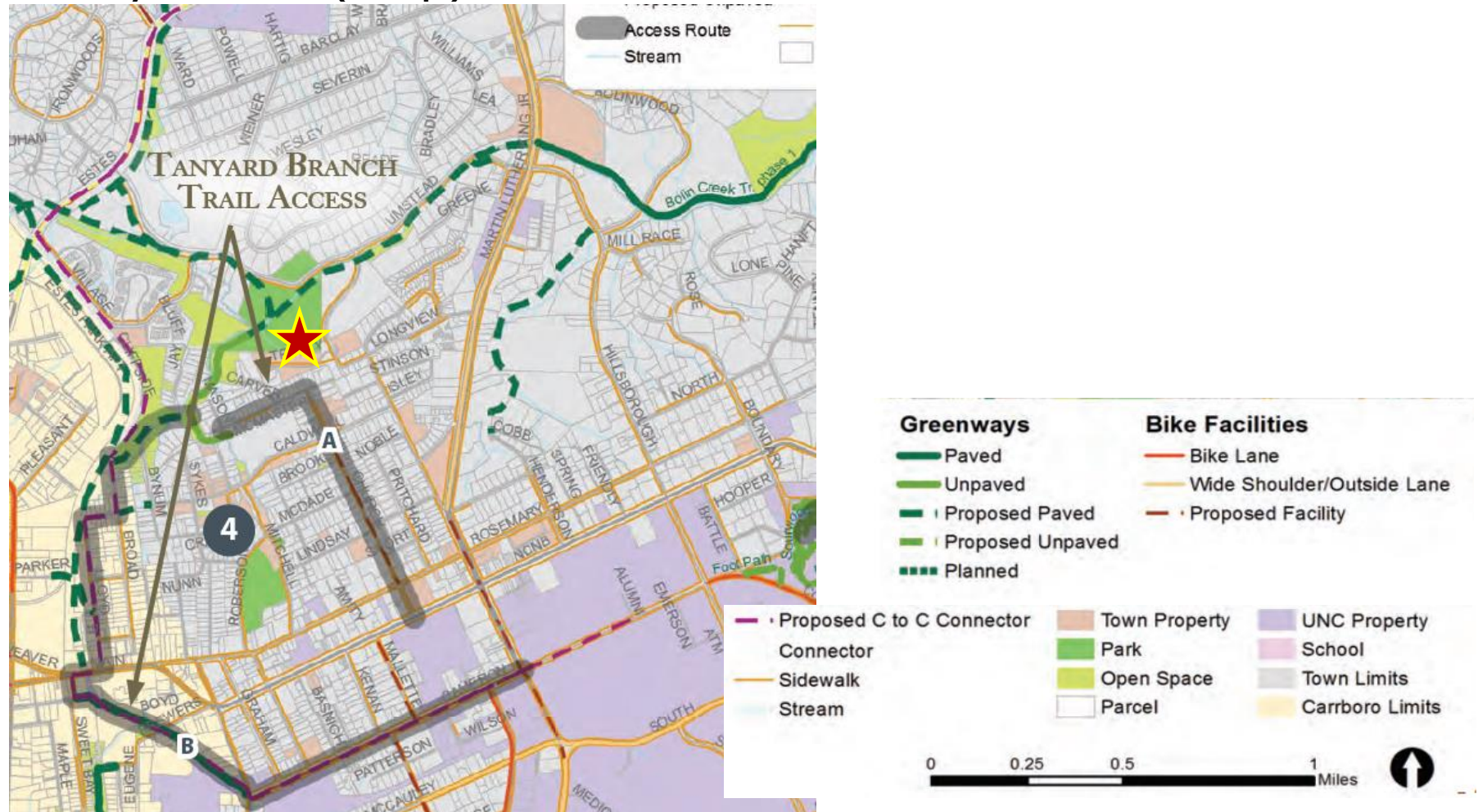


Legend		<u>COMMUNITY PARK FACILITIES</u> (Community Park Serving as Neighborhood Park)	
	Neighborhood Park	1	HOMESTEAD PARK
	Service Radius 1/2 Mile	2	CEDAR FALLS PARK
	Community Park Serving as Neighborhood Park	3	COMMUNITY CENTER PARK
	Proposed Neighborhood Park 1/2 Mile radius	4	SOUTHERN COMMUNITY PARK
	Community Park	<u>NEIGHBORHOOD PARK FACILITIES</u>	
	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)



Legend

Opportunities for Integrating Public Art into Town Master Plans & Action Plans

- Gateway
- Node of Intersecting Plans
- ▬ Shared Improvement Corridor
- ▬ Entranceway or Major Cross-Connector

Future Non-Street Pedestrian and Transit Facilities

- ▬ Future Nature Trail
- ▬ Proposed Paved Greenway
- ▬ TTA Rail Corridor (Adapted 9-14-05)

Town Public Art: Existing or Funded

- Existing Public Art
- ▲ Funded & Planned Public Art

Public Lands & Town Boundaries

- Town Owned Land
- UNC Owned Land
- ▭ Chapel Hill Town Limits
- ▬ Chapel Hill Urban Services Boundary



Stormwater Management Master Plan (Excerpt)

