



LONG-RANGE PLANS EVALUATION
Barbee Chapel Apartments

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

PROPERTY ADDRESS 5101 Barbee Chapel Road	APPLICANT McAdams, on behalf of Toll Bros.	CURRENT ZONING DISTRICT Residential 2 (R-2)
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EXISTING LAND USE Single Family Residential	PROPOSED LAND USE Multi-Family
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SURROUNDING PROPERTIES – EXISTING LAND USES
 Commercial (North), Res./Vacant Land Recently Proposed Concept Plan (South, East), Res./Vacant (West)

FUTURE LAND USE MAP (FLUM) FOCUS AREA NC-54 Corridor	FLUM SUB-AREA A
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OTHER APPLICABLE ADOPTED PLANS

<input checked="" type="checkbox"/> Mobility and Connectivity Plan	<input checked="" type="checkbox"/> Stormwater Management Master Plan
<input checked="" type="checkbox"/> Parks Comprehensive Plan	<input checked="" type="checkbox"/> Climate Action and Response Plan
<input checked="" type="checkbox"/> Greenways Master Plan	<input type="checkbox"/> West Rosemary Street Development Guide
<input checked="" type="checkbox"/> Chapel Hill Bike Plan	<input type="checkbox"/> Central West Small Area Plan
<input checked="" type="checkbox"/> Cultural Arts Plan	

SUMMARY OF PLAN CONSIDERATIONS AFFECTING SITE
 Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of Barbee Chapel Apartments is marked with the  symbol.

Future Land Use Map (FLUM)

- The project is located in the NC-54 Corridor Focus Area, Sub-Area A.
- Multifamily Residential is identified as one of the appropriate Primary land uses.
- Typical Height in the Sub-Area is 6 stories.
- Pearl Lane is shown being extended as an Activated Street Frontage. This means that buildings and civic space should engage with the street, with no off-street parking located in between.
- A Proposed Connection is shown, extending north-south through the site and connecting to Stancell Drive..

Mobility and Connectivity Plan

- The site fronts on Barbee Chapel Rd.
- There are no proposed bicycle or pedestrian facilities impacting the site.

Parks Comprehensive Plan

- No service areas for Neighborhood or Community Parks are noted for this site.
- No additional Neighborhood Parks or Community Parks are proposed in this area.

Greenways Master Plan

- There are no proposed greenway facilities impacting this site.

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.

Cultural Arts Plan

- No opportunities for integrating public art are identified at locations that impact the site. There are nodes adjacent to the site.

Stormwater Management Master Plan

- The site is divided amongst the Little Creek Arm and Finley Subwatersheds The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

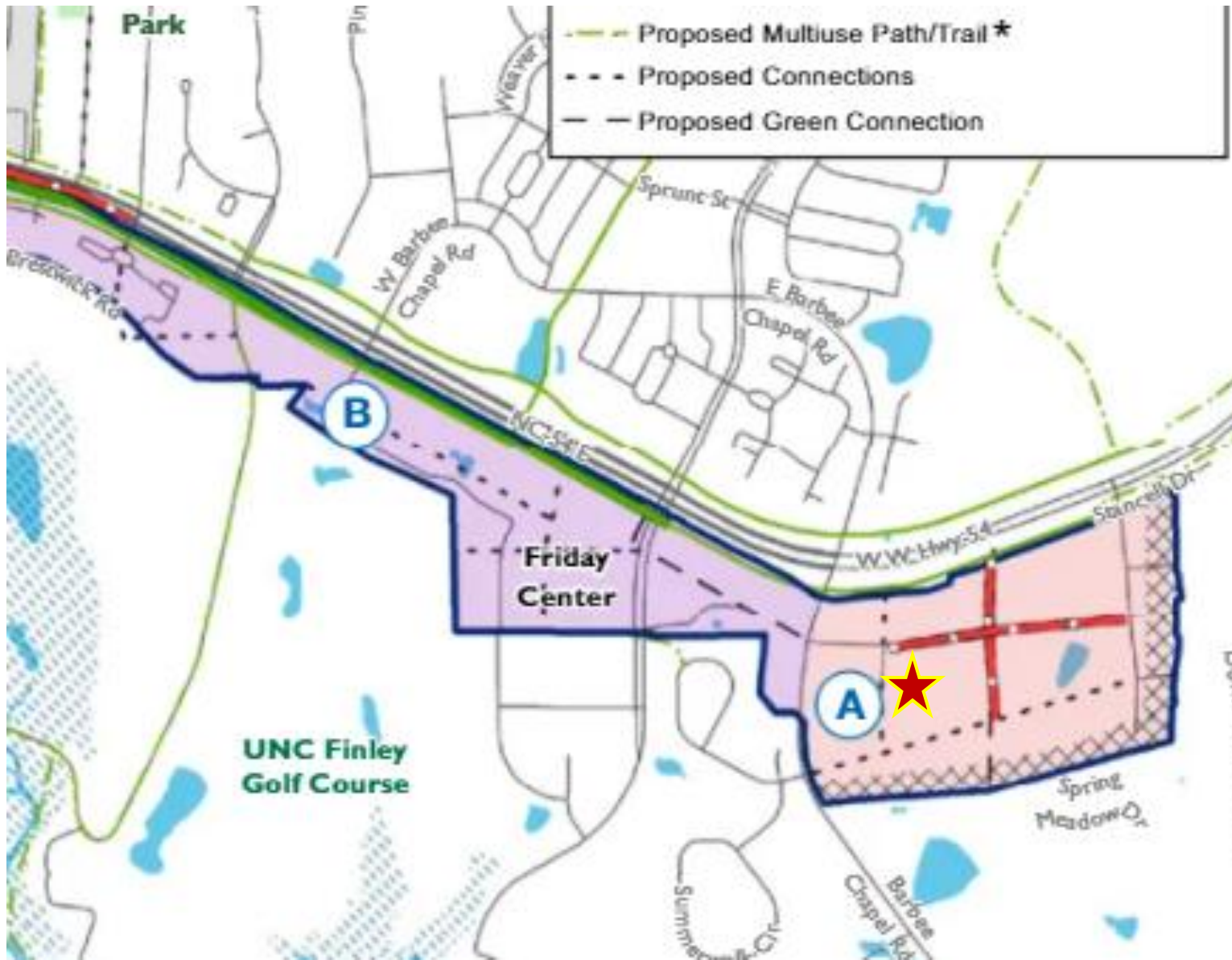
Climate Action and Response Plan *(Note: no map excerpt provided, as the Plan is generally text-based)*

- 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:
 - 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

Barbee Chapel Apartments

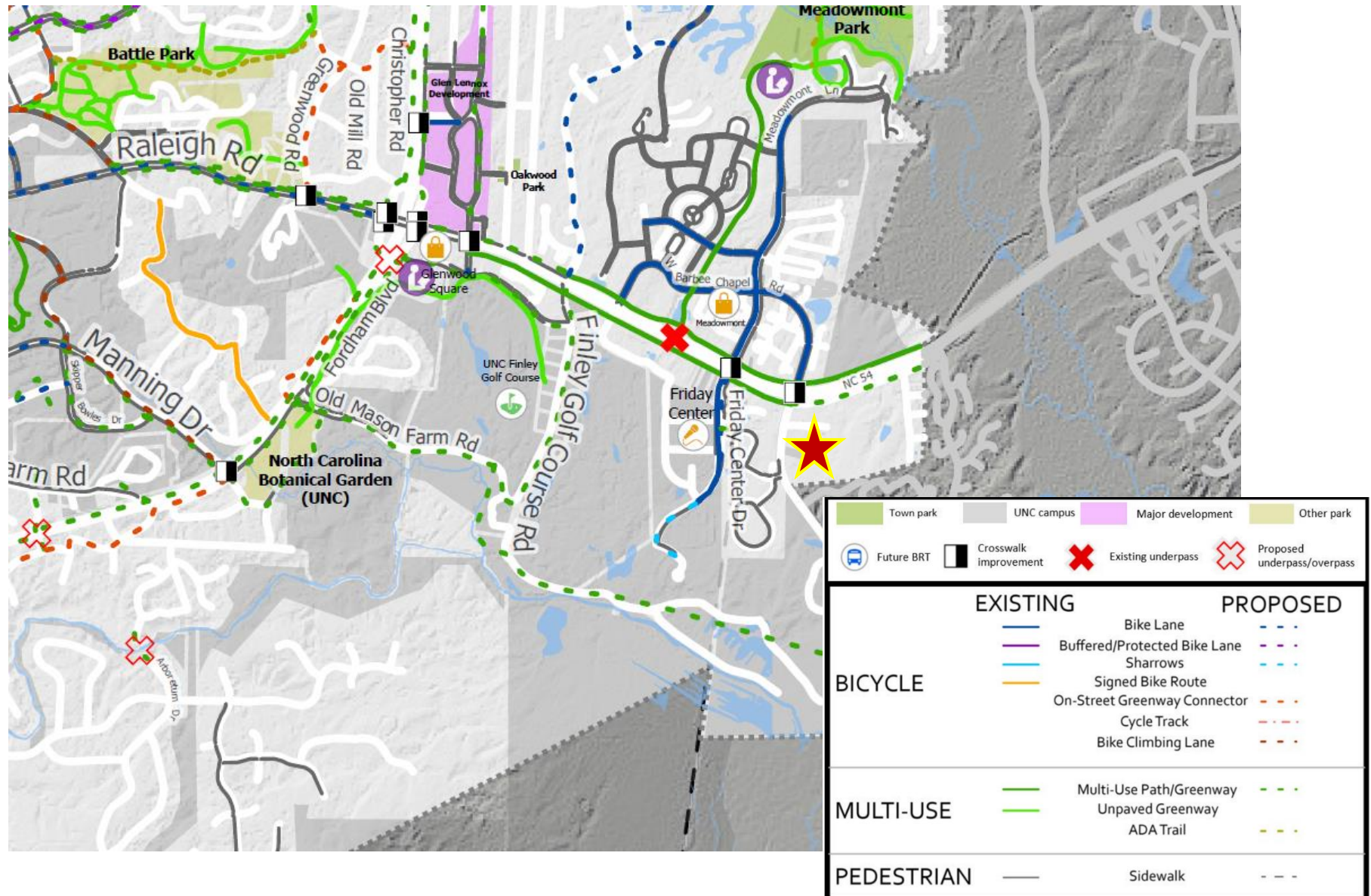
Future Land Use Map (Excerpt)



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Barbee Chapel Apartments

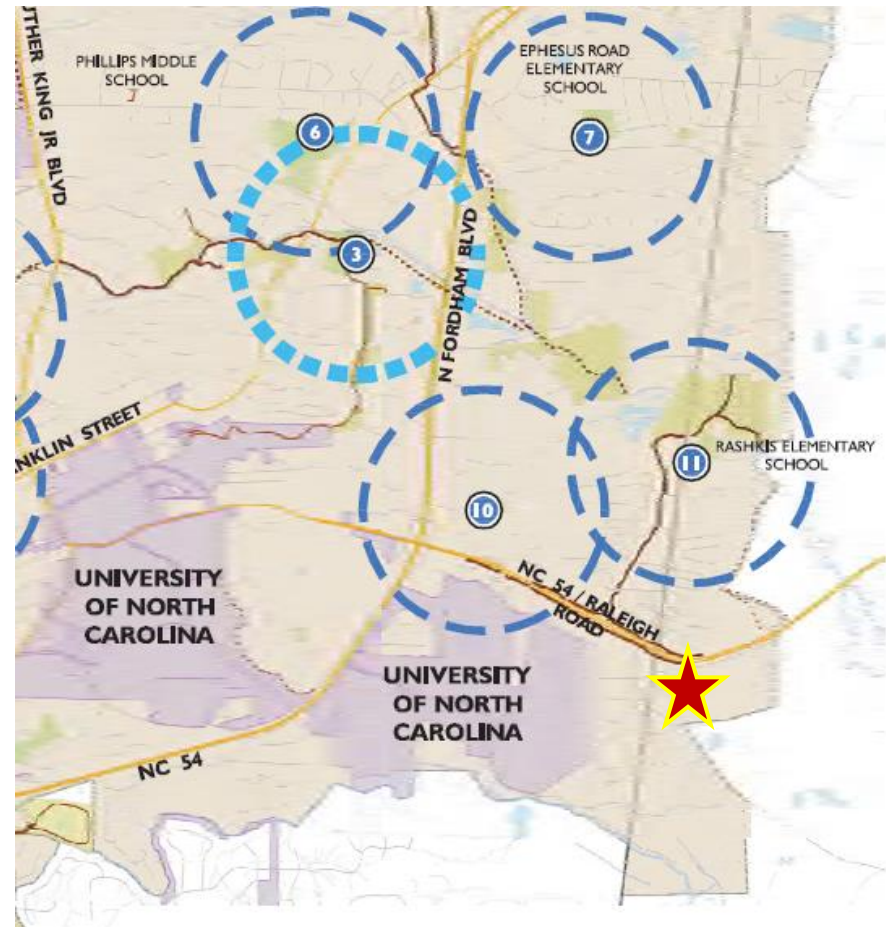
Mobility and Connectivity Plan (Excerpt)



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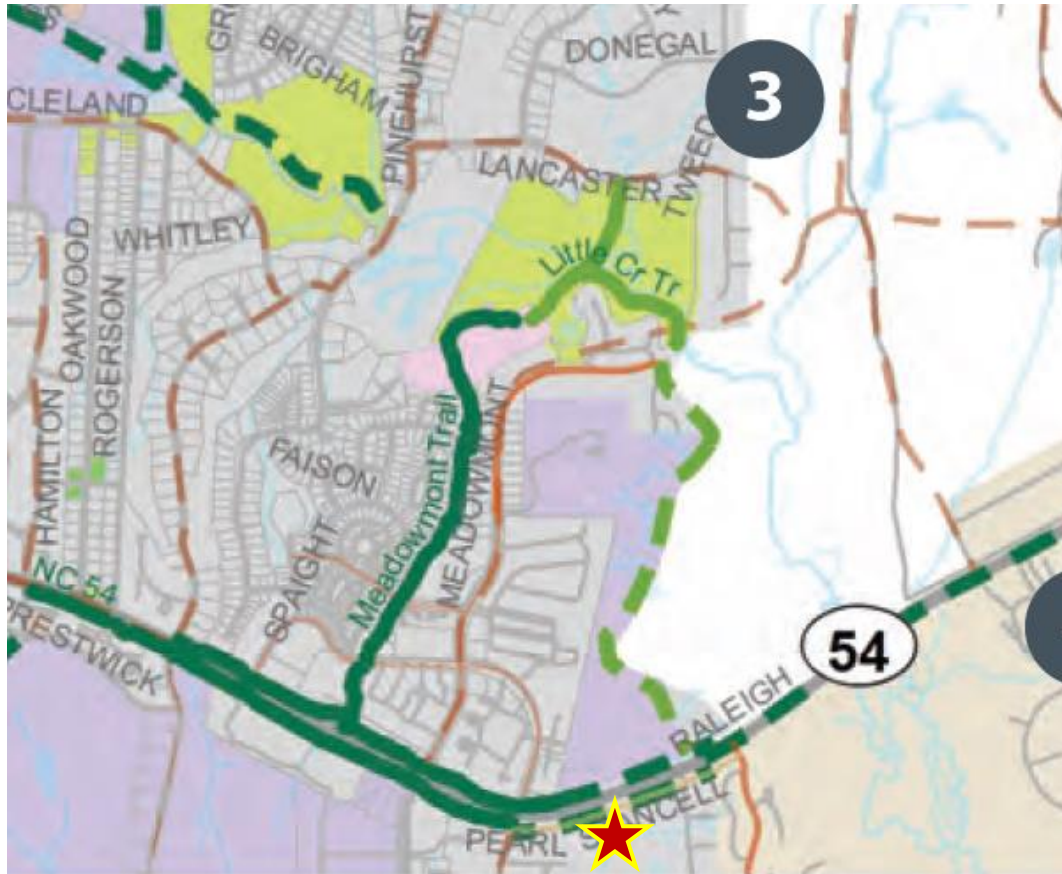
Comprehensive Parks Plan (Excerpt)



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Barbee Chapel Apartments

Greenways Master Plan (Excerpt)



CONCEPT PLAN REPORT

Barbee Chapel Apartments

Cultural Arts Plan (Excerpt)



Stormwater Management Master Plan (Excerpt)

