



**CONCEPT PLAN REVIEW: MUNICIPAL SERVICES CENTER (Project #20-071)**

**STAFF REPORT** TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES  
 Mary Jane Nirdlinger, Assistant Town Manager  
 Judy Johnson, Interim Planning Director  
 Becky McDonnell, Planner II

<b>PROPERTY ADDRESS</b> 101 Weaver Dairy Road Extension	<b>MEETING DATE</b> October 7, 2020	<b>APPLICANT</b> Bentley Ruggles, Dewberry, on behalf of the Town of Chapel Hill
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**STAFF RECOMMENDATION**  
 That the Council adopt the attached resolution transmitting comments to the applicant for future development of the Municipal Services Center.

**PROCESS**

- The Council will hear this applicant’s presentation, receive comments from the Community Design Commission, hear public comments, and offer suggestions to the applicant.
- Because this is a Concept Plan submittal, statements by individual Council members this evening are not 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.
- Staff held a Public Information Meeting on September 15, 2020.
- The Community Design Commission reviewed a concept plan for this site on September 22, 2020.

**DECISION POINTS**

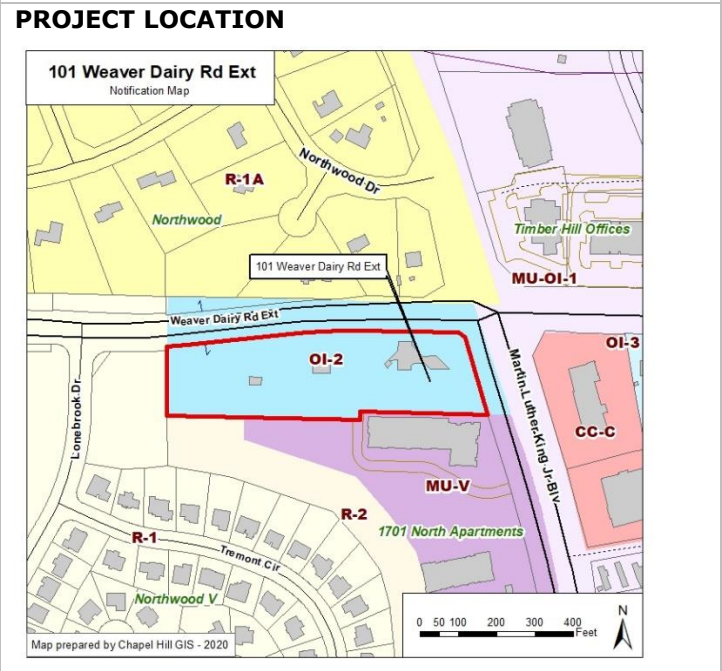
- A Special Use Permit (SUP) and rezoning will typically be required with the submission of a formal application. Alternatives to an SUP and rezoning might be Conditional Zoning or Development Agreement.
- The applicant has been advised to discuss their preferred process with you tonight.

**KEY CONSIDERATIONS**

- Access and traffic
- Stormwater impacts
- Bus Rapid Transit station
- Transition to neighborhood

**PROJECT OVERVIEW**

The site is located at the southwest corner of Martin Luther King Jr. Blvd. and Weaver Dairy Road Extension. The concept plan proposes redeveloping the existing Fire Station #4 to create a new Municipal Services Center for the Town of Chapel Hill. This center will house the fire station, Orange County Emergency Services, and offices for the Police Department, Parks and Recreation Department, and the Fire Department.



<b>ATTACHMENTS</b>	<ol style="list-style-type: none"> <li>1. Concept Plan Report</li> <li>2. Draft Staff Presentation</li> <li>3. Resolution</li> <li>4. Community Design Commission Summary Comments</li> <li>5. Applicant Materials</li> </ol>
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## CONCEPT PLAN REPORT: MUNICIPAL SERVICES CENTER

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

<b>PROPERTY ADDRESS</b> 101-111 Weaver Dairy Rd Extension	<b>APPLICANT</b> Bentley Ruggles, Dewberry, on behalf of the Town of Chapel Hill	<b>CURRENT ZONING DISTRICT</b> Office/Institutional-2 (OI-2)
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<b>EXISTING LAND USE</b> Institutional (Fire station)	<b>PROPOSED LAND USE</b> Institutional (Various municipal services)
<b>2020 LAND USE PLAN DESIGNATION</b> Development Opportunity Area	<b>2020 FUTURE FOCUS AREA</b> Area 2 – N MLK Jr Blvd/I-40
<b>SURROUNDING PROPERTIES – EXISTING LAND USES</b> Single-family residential (North, West) Multifamily residential (South) Commercial/Office (East)	<b>SURROUNDING PROPERTIES – 2020 LAND USE PLAN DESIGNATIONS</b> Low Residential, 1-4 unit/acre (North, West) Development Opportunity Area (South, East)
<b>OTHER APPLICABLE ADOPTED PLANS</b>	
<input checked="" type="checkbox"/> Mobility and Connectivity Plan <input checked="" type="checkbox"/> Parks Comprehensive Plan <input checked="" type="checkbox"/> Greenways Master Plan <input checked="" type="checkbox"/> Chapel Hill Bike Plan	<input checked="" type="checkbox"/> Cultural Arts Plan <input checked="" type="checkbox"/> Stormwater Management Master Plan <input type="checkbox"/> West Rosemary Street Development Guide <input type="checkbox"/> Central West Small Area Plan

### SUMMARY OF PLAN CONSIDERATIONS AFFECTING MUNICIPAL SERVICES CENTER SITE

See map excerpts demonstrating the Plan Considerations listed below. The Municipal Services Center location is denoted with the  symbol.

#### **2020 Land Use Plan**

- The *Development Opportunity Area* designation accommodates a wide variety of land uses that promote activity in the area. A concentration of Institutional activities would be appropriate under this designation.
- For surrounding properties also designated *Development Opportunity Area*, it may be appropriate to foster connections with the site (visual, pedestrian, etc.).
- For surrounding properties designated Low Residential, appropriate transitions should be considered (lower building height, landscaping and other screening, etc.).

#### **Mobility and Connectivity Plan**

- The site is at the corner of Weaver Dairy Road Extension and Martin Luther King Jr. Blvd. Both roads have existing sidewalks and bike lanes. The Mobility Plan does not propose any additional bike/ped facilities.
- A future *Bus Rapid Transit station* (BRT) is noted at this site. The applicant should coordinate with Chapel Hill Transit for the latest information on BRT design and station locations.

#### **Parks Comprehensive Plan**

- The site falls within the Community Park Service Radius of both Homestead Park and Cedar Falls Park.
- No additional Neighborhood Parks or Community Parks are proposed in this area of town.

# CONCEPT PLAN REPORT

## MUNICIPAL SERVICES CENTER

### **Greenways Master Plan**

- The corridor of the proposed *Upper Booker Creek Trail* runs through property to the south, in close proximity to this site. This trail would connect Martin Luther King Jr. Blvd. to Homestead Park through the Northwood and Parkside neighborhoods.
- The applicant should consider opportunities for bicycle and pedestrian connections between this site and the future trail.
- The applicant should coordinate with Chapel Hill Parks & Recreation for the latest information on trail alignment, design, and construction timing.

### **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. However, in the case of this site there are no proposed bicycle facilities.


### **Cultural Arts Plan**

- The Cultural Arts Plan identifies locations that are opportunities for integrating public art. Adjacent to this site, the Plan identifies both Martin Luther King Jr. Blvd. and Weaver Dairy Road Extension as *Entranceways or Major Cross-connectors*. The intersection of the two streets is identified as *Node of Intersecting Plans*. The applicant should coordinate with Chapel Hill Community Arts & Culture for more information on appropriate landscape and artistic treatments for these entry corridors.

### **Stormwater Management Master Plan**

- The site is located in the Booker Headwaters Subwatershed (BL6). The applicant should coordinate with Chapel Hill's Stormwater Management Division to understand relevant stormwater considerations.

<b>DRAFT FUTURE LAND USE MAP (FLUM) FOCUS AREA</b>	<b>FLUM SUB-AREA</b>
North Martin Luther King Jr. Boulevard	Sub-Area D

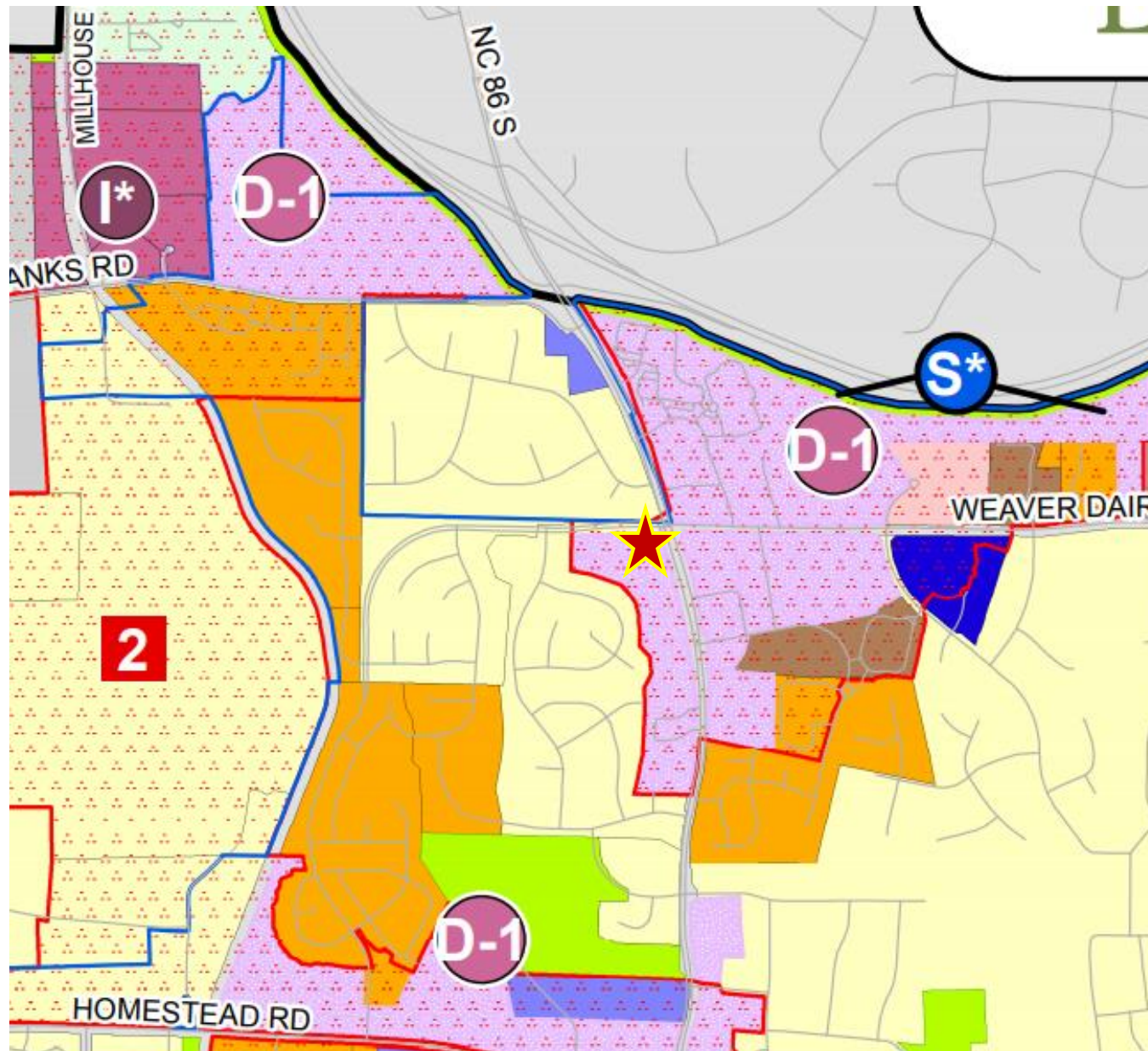
Adoption of the Future Land Use Map is anticipated for Fall 2020. Staff is including the FLUM in this evaluation since it will likely be adopted prior to formal application submittal. The Municipal Services Center location is denoted with the  symbol.

- Institutional facilities are listed as a *Secondary Use* (allowed, but not predominate) in Sub-Area D of the North MLK focus area.
- *Primary (predominate) Uses* in Sub-Area D include Multifamily Residential, Commercial/Office, Mixed Use projects (Multifamily, Shops & Offices), and Parks and Green/Gathering Spaces.
- The site falls within the *Transitional Area* along one edge of Sub-Area D. An appropriate transition to the adjacent neighborhood should include some combination of stepping down the building form, locating a lower-intensity use on the site, incorporating architecture compatible with adjacent properties, and/or including vegetative material.
- Appropriate Height in the Transitional Area of Sub-Area D is *Up to 4 stories*.
- The site's frontage on Martin Luther King Jr. Blvd. is defined as an *Activated Street Frontage*. This means that the building/civic space along Martin Luther King Jr. Blvd. should engage with the street, with no off-street parking located in between.

# CONCEPT PLAN REPORT

## MUNICIPAL SERVICES CENTER

### 2020 Land Use Plan, Excerpt



### 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/Commerical 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:

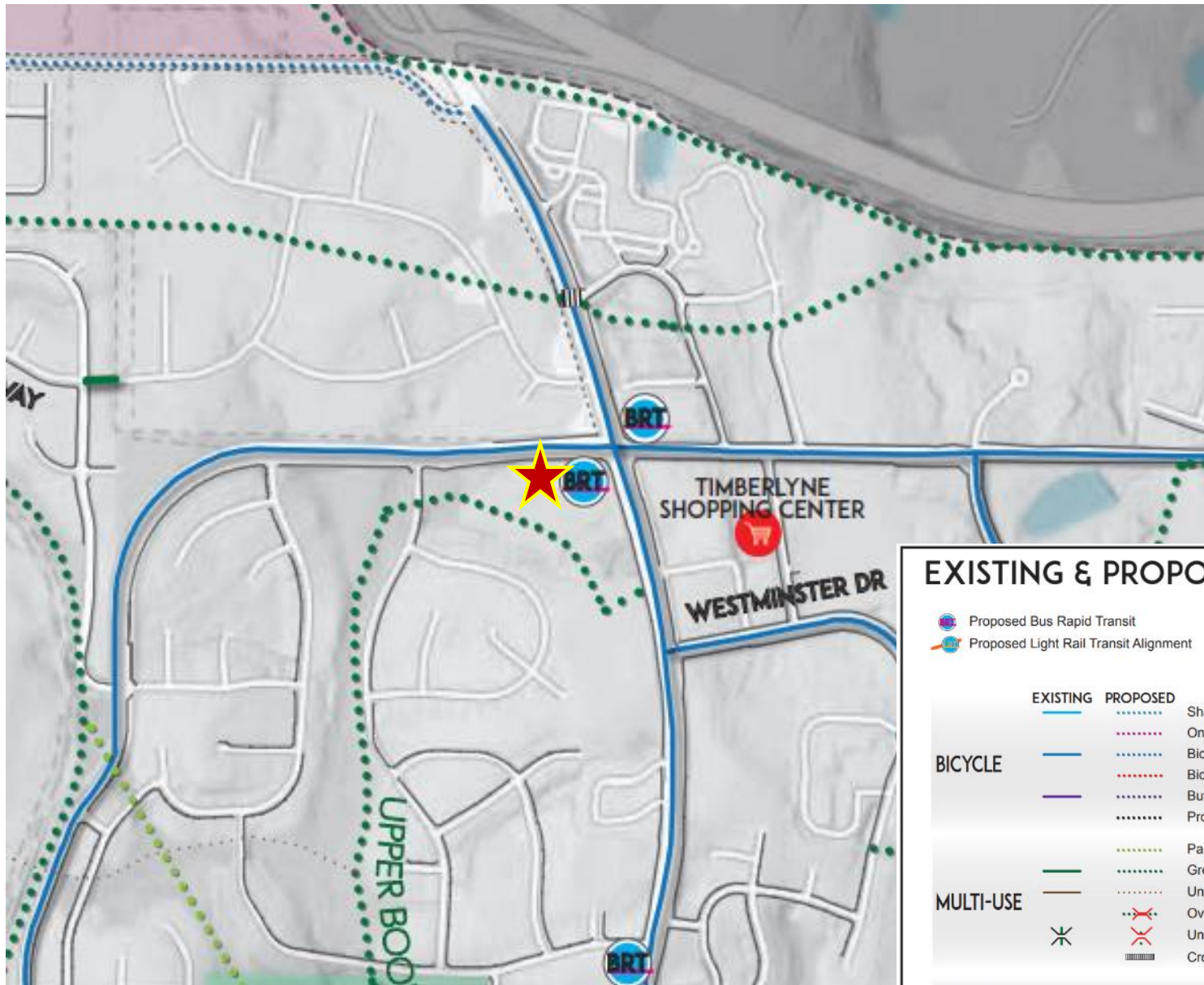
- Area 1 - Downtown
- Area 2 - N MLK Jr Blvd/I-40
- Area 3 - S MLK Jr Blvd/ Homestead to Estes Dr
- Area 4 - Highway 54
- Area 5 - North 15-501
- Area 6 - South 15-501

- S - Potential School Site
- H - Potential Affordable Housing Site

# CONCEPT PLAN REPORT

## MUNICIPAL SERVICES CENTER

### Mobility & Connectivity Plan, Excerpt



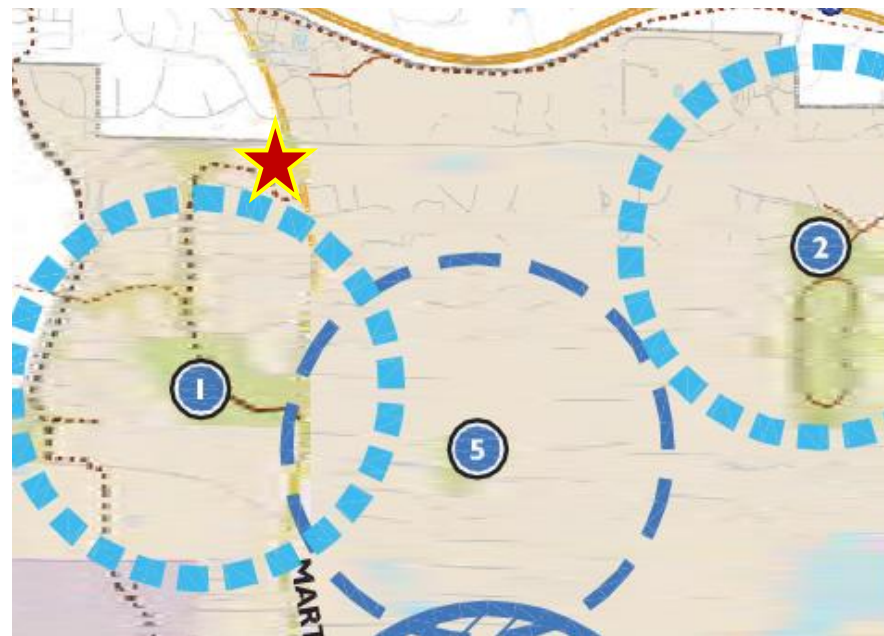
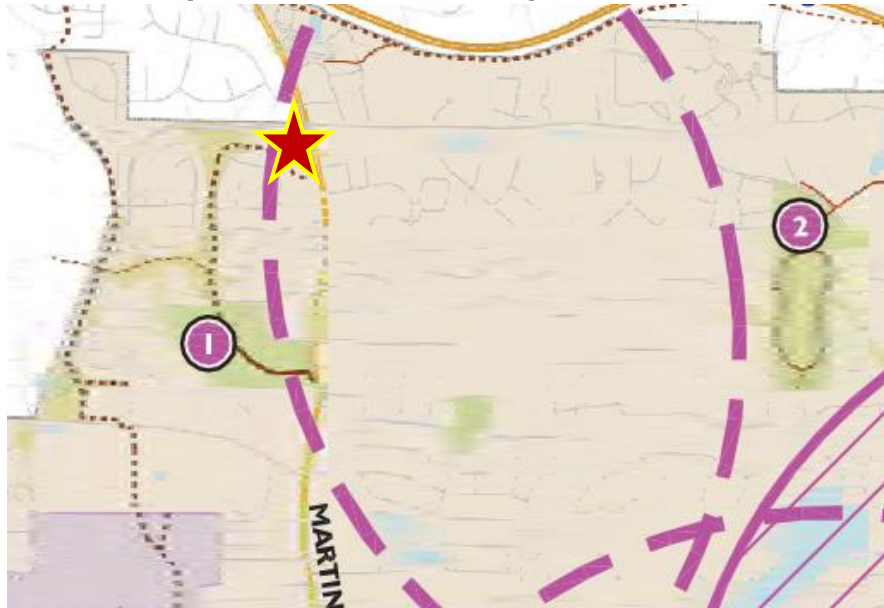
### EXISTING & PROPOSED NETWORK

	Proposed Bus Rapid Transit		Large Development Sites																				
	Proposed Light Rail Transit Alignment		Chapel Hill Parks/Open Space																				
			Other Parks/Open Space																				
<b>BICYCLE</b>	<table border="1"> <tr> <th>EXISTING</th> <th>PROPOSED</th> <th></th> </tr> <tr> <td></td> <td></td> <td>Shared Lane Markings</td> </tr> <tr> <td></td> <td></td> <td>On-Street Greenway Connector</td> </tr> <tr> <td></td> <td></td> <td>Bicycle Lane</td> </tr> <tr> <td></td> <td></td> <td>Bicycle Climbing Lane</td> </tr> <tr> <td></td> <td></td> <td>Buffered Bicycle Lane</td> </tr> <tr> <td></td> <td></td> <td>Protected Bike Lane/Cycle Track</td> </tr> </table>	EXISTING	PROPOSED				Shared Lane Markings			On-Street Greenway Connector			Bicycle Lane			Bicycle Climbing Lane			Buffered Bicycle Lane			Protected Bike Lane/Cycle Track	
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# CONCEPT PLAN REPORT

## MUNICIPAL SERVICES CENTER

### Parks Comprehensive Plan, Excerpts



#### Legend

- Neighborhood Park
- Service Radius 1/2 Mile
- Community Park Serving as Neighborhood Park
- Proposed Neighborhood Park 1/2 Mile radius
- Community Park
- Service Radius 1.5 Mile
- Proposed Community Park 1.5 Mile radius
- Chapel Hill Town Limits

#### COMMUNITY PARK FACILITIES

(Community Park Serving as Neighborhood Park)

- 1 HOMESTEAD PARK
- 2 CEDAR FALLS PARK
- 3 COMMUNITY CENTER PARK
- 4 SOUTHERN COMMUNITY PARK

#### NEIGHBORHOOD PARK FACILITIES

- 5 NORTH FOREST HILLS PARK
- 6 PRITCHARD PARK
- 7 EPHESUS PARK
- 8 UMSTEAD PARK
- 9 HARGRAVES PARK
- 10 OAKWOOD PARK
- 11 MEADOWMONT PARK

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## MUNICIPAL SERVICES CENTER

### Greenways Master Plan, Excerpt



#### Greenways

- Paved
- Unpaved
- Proposed Paved
- Proposed Unpaved
- Planned

#### Bike Facilities

- Bike Lane
- Wide Shoulder/Outside Lane
- Proposed Facility

- Proposed C to C Connector
- Connector
- Sidewalk
- Stream

- Town Property
- Park
- Open Space
- Parcel

- UNC Property
- School
- Town Limits
- Carrboro Limits



# CONCEPT PLAN REPORT

## MUNICIPAL SERVICES CENTER

### Cultural Arts Plan, Excerpt

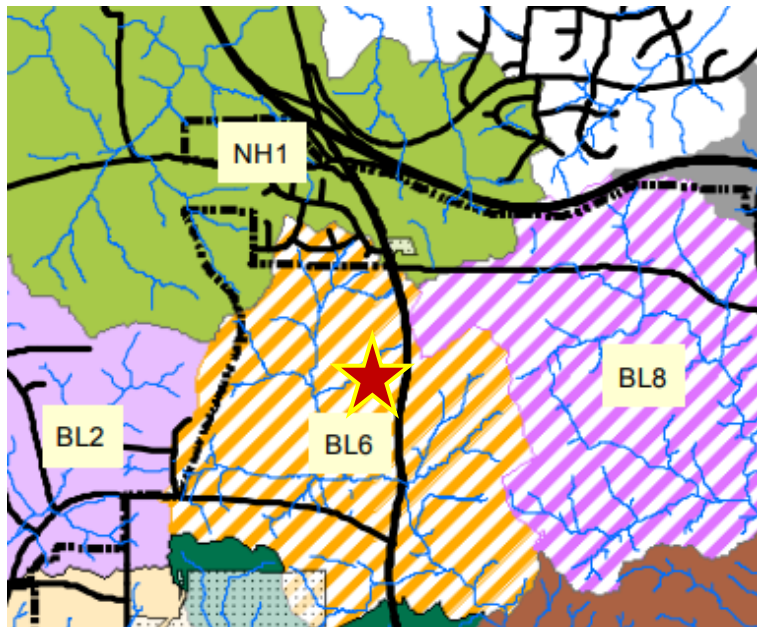




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## Stormwater Management Master Plan, Excerpt



**NH1: Old Field Creek**  
**BL2: Upper Bolin Creek**  
**BL6: Booker Headwaters**  
**BL8: Cedar Fork**

# CONCEPT PLAN REPORT

## MUNICIPAL SERVICES CENTER

### Future Land Use Map, Excerpts

● Primary (predominate land uses)
 ⊙ Secondary (allowed, but not predominate)
 ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D
Multifamily, Shops & Offices	⊖	●	⊙	●
Multifamily Residential	⊖	●	●	●
Commercial/Office	⊖	⊙	⊖	●
Parks and Green/Gathering Spaces	⊙	●	⊙	●
Townhouses & Residences	⊖	⊙	●	⊙
Institutional/Civic	●	●	⊙	⊙
Light Industrial	●	⊙	⊖	⊖
Typical Height	4-6 stories	6 stories	4-6 stories	4-6 stories
Transitional Area Height	N/A	Up to 4 stories	2-4 stories	Up to 4 stories
Activated Street Frontage Height	N/A	N/A	6 stories	6 stories

