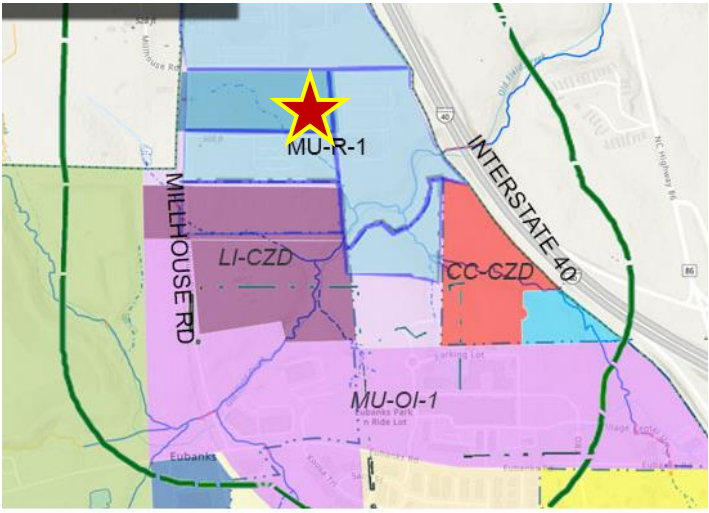




**CONCEPT PLAN REVIEW: CHAPEL HILL TRANSIT FACILITY AND PUBLIC FACILITIES EXPANSION (Project #CP-22-5)**

**STAFF REPORT** TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
 Mary Jane Nirdlinger, Interim Director  
 Judy Johnson, Assistant Director  
 Corey Liles, Planning Manager

<p><b>PROPERTY ADDRESS</b> 6830-6900 Millhouse Rd.</p>	<p><b>MEETING DATE</b> January 25, 2023</p>	<p><b>APPLICANT</b> Town of Chapel Hill</p>
<p><b>STAFF RECOMMENDATION</b> That the Council adopt the attached resolution transmitting comments to the applicant regarding the proposed development.</p>		
<p><b>PROCESS</b> Council hears from the applicant, receives comments from the Community Design Commission and Housing Advisory Board, hears public comments, and offers 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.</p>	<p><b>DECISION POINTS</b> The site has a Special Use Permit and staff anticipates a Special Use Permit Modification review for the formal application.</p>	
<p><b>PROJECT OVERVIEW</b> The site is the current location of public service facilities for the Chapel Hill Transit and Public Works Departments. Zoning for the site is Mixed Use-Residential-1 (MU-R-1) and Office/Institutional-1 (OI-1).  The proposal includes phased expansion of the public service facilities, with additional bus parking, an operations building, clean energy facilities, a new access road, and associated infrastructure.</p>	<p><b>PROJECT LOCATION</b></p> 	
<p><b>ATTACHMENTS</b></p>	<ul style="list-style-type: none"> <li>• Long-Range Plans Evaluation</li> <li>• Draft Staff Presentation</li> <li>• Resolution, Transmitting Council Comments</li> <li>• CDC Comments Chapel Hill Transit</li> <li>• Advisory Board Comments</li> <li>• Applicant Materials</li> <li>• Applicant Draft Presentation (<i>to be provided</i>)</li> </ul>	



**LONG-RANGE PLANS EVALUATION**  
**CHAPEL HILL TRANSIT FACILITY EXPANSION**

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

<p><b>EXISTING LAND USE</b> Public Services, Vacant land</p>	<p><b>PROPOSED LAND USE</b> Public Services</p>										
<p><b>SURROUNDING PROPERTIES – EXISTING LAND USES</b> Town Operations Center (North), I-40 Freeway (East), Vacant (South and West), Light Industrial (Southwest)</p>											
<p><b>APPLICABLE ADOPTED PLANS</b></p> <table border="0"> <tr> <td data-bbox="152 552 834 583"> <input checked="" type="checkbox"/> Future Land Use Map (FLUM)         </td> <td data-bbox="834 552 1523 583"> <input checked="" type="checkbox"/> Cultural Arts Plan         </td> </tr> <tr> <td data-bbox="152 600 834 632"> <input checked="" type="checkbox"/> Mobility and Connectivity Plan         </td> <td data-bbox="834 600 1523 632"> <input checked="" type="checkbox"/> Stormwater Management Master Plan         </td> </tr> <tr> <td data-bbox="152 648 834 680"> <input checked="" type="checkbox"/> Parks Comprehensive Plan         </td> <td data-bbox="834 648 1523 680"> <input checked="" type="checkbox"/> Climate Action &amp; Response Plan         </td> </tr> <tr> <td data-bbox="152 697 834 728"> <input checked="" type="checkbox"/> Greenways Master Plan         </td> <td data-bbox="834 697 1523 728"> <input type="checkbox"/> West Rosemary Street Development Guide         </td> </tr> <tr> <td data-bbox="152 745 834 777"> <input checked="" type="checkbox"/> Chapel Hill Bike Plan         </td> <td data-bbox="834 745 1523 777"> <input type="checkbox"/> Central West Small Area Plan         </td> </tr> </table>		<input checked="" type="checkbox"/> Future Land Use Map (FLUM)	<input checked="" type="checkbox"/> Cultural Arts Plan	<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 & 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
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<p><b>SUMMARY OF PLAN CONSIDERATIONS AFFECTING SITE</b></p> <p><b><u>Future Land Use Map (FLUM) – North MLK Jr Blvd Focus Area, Sub-Area A</u></b></p> <ul style="list-style-type: none"> <li>• Institutional/University/Civic facilities and Light Industrial are listed as <i>Primary (predominate) Uses</i>.</li> <li>• Parks/Green spaces is listed as a <i>Secondary Use</i> (allowed, but not predominate).</li> <li>• Multifamily Residential; Multifamily, Shops &amp; Offices; Commercial/Office; and Townhouses &amp; Residences are listed as <i>Discouraged Uses</i>.</li> <li>• Height guidance for the Sub-Area is <i>4 to 6 stories</i>. The FLUM assumes 12 feet as the approximate height of each story.</li> <li>• The Old Field Creek stream corridor in the southeast portion of the site is identified as <i>Future Parks &amp; Open Space</i>.</li> </ul> <p><b><u>Mobility and Connectivity Plan</u></b></p> <ul style="list-style-type: none"> <li>• The site is located along Millhouse Road, which has existing sidewalk and bike lanes.</li> <li>• A multiuse path is proposed for the site’s frontage along Millhouse Road, as an upgrade to existing facilities.</li> <li>• A future <i>Bus Rapid Transit station</i> is located within ¼ mile of the site. The applicant should <b>coordinate with Chapel Hill Transit</b> for the latest information on BRT design, station locations and any potential connections.</li> </ul> <p><b><u>Parks Comprehensive Plan</u></b></p> <ul style="list-style-type: none"> <li>• The site falls within the Community Park Service Area for Homestead Park. The site does not fall within a Neighborhood Park Service Area.</li> <li>• No additional Neighborhood Parks or Community Parks are proposed in the vicinity of the site.</li> </ul> <p><b><u>Greenways Master Plan</u></b></p> <ul style="list-style-type: none"> <li>• The Old Field Trail is proposed to run along the south side of I-40 extending north and west from Martin Luther King, Jr. Blvd., including where this site is adjacent to I-40. The applicant should <b>coordinate with Chapel Hill Parks &amp; Recreation</b> for the latest information on trail alignment, design, and construction timing.</li> </ul> <p><b><u>Chapel Hill Bike Plan</u></b></p>											

- 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 for this location.

### **Stormwater Management Master Plan**

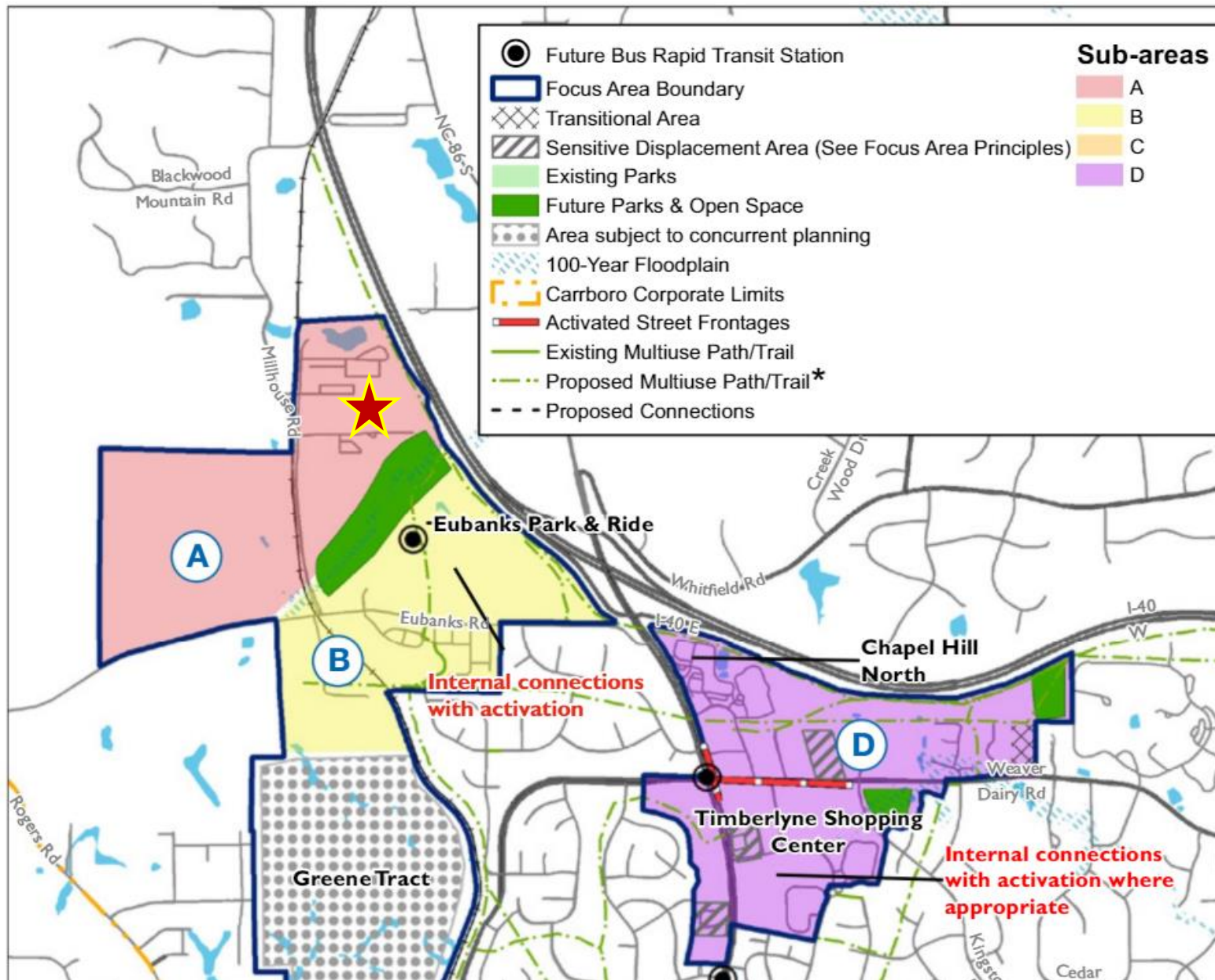
- The site is located in the Old Field Creek Subwatershed (NH1). The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

### **Climate Action and Response Plan**

- Developing the site with the proposed facilities program would contribute to the following Plan actions:
  - Electrify the transit fleet
  - Increase transit ridership and implement Bus Rapid Transit
- Conditions for development could contribute to the other actions in the plan such as:
  - Net-zero emissions for new construction and new municipal buildings
  - Create a town-wide electric vehicle charging station network
  - Protect water quality, natural, and agricultural resources
  - Enhance green infrastructure

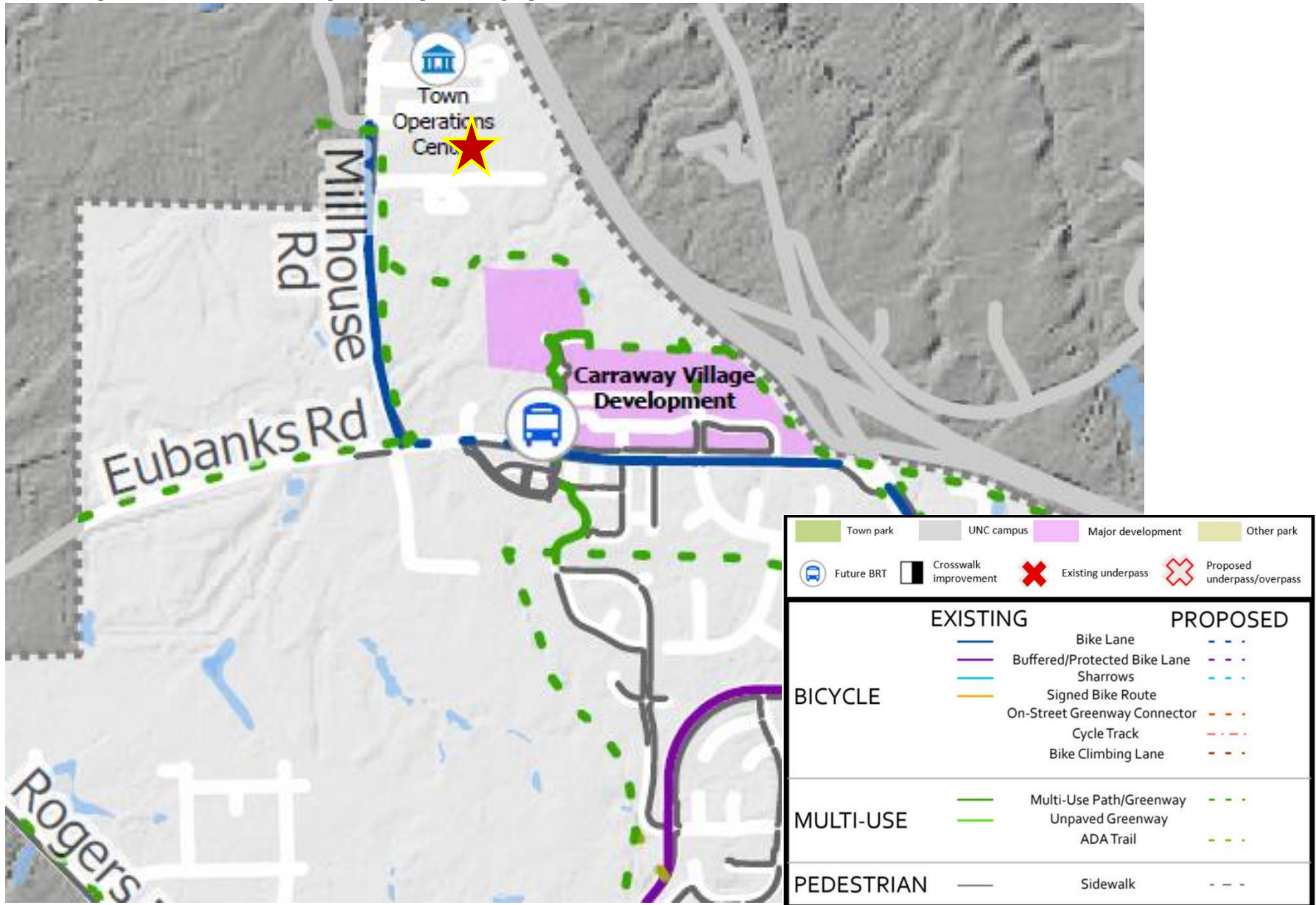
# CONCEPT PLAN REPORT

## Future Land Use Map (Excerpt)



# CONCEPT PLAN REPORT

## Mobility and Connectivity Plan (Excerpt)



# CONCEPT PLAN REPORT

## Parks Comprehensive Plan (Excerpt)



Legend		COMMUNITY PARK FACILITIES (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	<b>NEIGHBORHOOD PARK FACILITIES</b>	
	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

# CONCEPT PLAN REPORT

## Greenways Master Plan (Excerpt)



# CONCEPT PLAN REPORT

## Cultural Arts Plan (Excerpt)



## Stormwater Management Master Plan (Excerpt)

