



115 Chapel Point Road – Concept Plan

Staff: Britany Waddell, Judy Johnson, Corey Liles, Jacob Hunt

Town Council Meeting Date: October 23, 2024

Project Overview

- Thomas & Hutton, on behalf of Northwood Ravin (Developer and Contract Purchaser), asks for feedback on a Concept Plan that includes 124 residential units.
- The site is approximately 19 acres. The northern half of the site is impacted by a stream and includes just over 9 acres of land in the Resource Conservation District (RCD). All proposed development is located on the southern portion of the site, outside of the RCD, and abuts Carraway Village.
- The proposed units would include a mix of 3-story apartments, 3-story townhomes, and 2-story detached single-family homes.
- An affordable housing proposal will be required as part of a Conditional Zoning application.

Summary of Comprehensive Plan Considerations

<p>Below is a preliminary evaluation of the Concept Plan site using the holistic lens of the Complete Community Strategy.</p>	
<p>Chapel Hill will direct growth to greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.</p>	
<ul style="list-style-type: none"> • The proposed development site is on the edge of the Town’s limits but can function as an infill development due to the proximity to the existing Carraway Village to the south and multiple municipal service buildings to the north-west. • The site is easily accessible to the Eubanks Park and Ride Lot which serves as the northern terminus of the NS Route and the future Bus Rapid Transit line. • The proposal includes the continuation of an existing greenway trail that connects to amenities in Carraway Village. 	
<p>Goal 1: Plan for the Future Strategically</p>	<p>Associated Comp. Plan Elements:</p> <ul style="list-style-type: none"> • Future Land Use Map • Shaping Our Future
<ul style="list-style-type: none"> • The proposal is located within the North MLK Boulevard Focus Area, Sub-Area B, of the Future Land Use Map. • Sub-Area B encourages a mix of uses including multifamily residential; mixed use developments that include offices, retail, and residential components; institutional and university related buildings; parks and green spaces as primary uses. Secondary uses include standalone commercial/office, townhomes, and light industrial developments. • Typical building heights are expected to be 6 stories. 	
<p>Goal 2: Expand and Deliver New Greenways for Everyday Life</p>	<p>Associated Comp. Plan Elements:</p> <ul style="list-style-type: none"> • Mobility & Connectivity Plan • Connected Roads Plan
<ul style="list-style-type: none"> • The Mobility and Connectivity Plan recommends that a greenway is built through this site to implement the northern portion of the Treelyne Trail. A greenway on site would be one section of a connection between Millhouse and Eubanks Roads. 	

<ul style="list-style-type: none">• Street access to the site is available from Chapel Point Road and a new connection to Carraway Crossing. Both include proposals for sidewalks and greenway connections.• Bus service includes the NS line running from the Eubanks Road Park and Ride lot.	
Goal 3: Be Green and Provide Housing	Associated Comp. Plan Elements: <ul style="list-style-type: none">• Climate Action & Response Plan
<ul style="list-style-type: none">• Development at this location could contribute to dense, walkable development patterns as called for in the Climate Action and Response Plan.	
Goal 4: Plan for Excellence in the Public Realm and Placemaking	
<ul style="list-style-type: none">• Planning staff have discussed the Concept Plan with the Town's Urban Designer. Preliminary observations include are included in the attached Urban Design Assessment.	

Project Location

