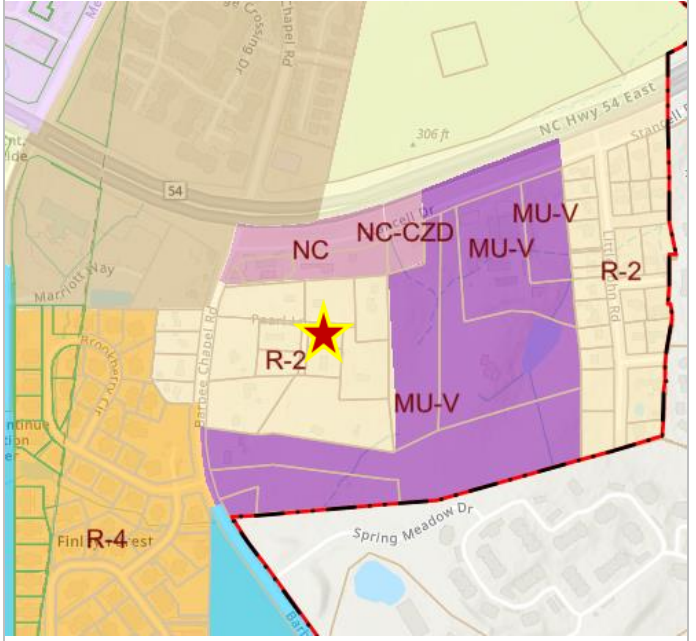




**CONCEPT PLAN REVIEW: BARBEE CHAPEL APARTMENTS (Project #22-016)**

**SUMMARY REPORT**

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

<p><b>PROPERTY ADDRESS</b> 5101 Barbee Chapel Road</p>	<p><b>MEETING DATE</b> June 15, 2022</p>	<p><b>APPLICANT</b> McAdams, on behalf of Toll Brothers Apartment Living</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> The Council has the opportunity tonight to hear the applicant’s presentation, receive comments from the Community Design Commission, the Housing Advisory Board, the Stormwater Management Utility Advisory Board, and the Town Urban Designer, hear public comments, and offer suggestions to the applicant.  Because this review is a Concept Plan submittal, statements by individual Council members tonight 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> A Special Use Permit (SUP) or Conditional Zoning review is typically required for the formal application. Alternatively, the applicant could request a Development Agreement.  The applicant has been advised to discuss their preferred process with Council tonight.</p>	
<p><b>PROJECT OVERVIEW</b> The approximately 10.5-acre site consists of 10 parcels situated on the east side of Barbee Chapel Road to the south of NC 54 within Durham County. The site is currently zoned Residential-2 (R-2).  The proposal includes approximately 325-355 dwelling units within 4 apartment buildings as well as other amenities on the site. The proposal includes exterior amenities including pool and clubhouse, playground, outdoor green gathering spaces, and dog park. Two access points are proposed from Barbee Chapel Road. The developer is proposing a total of 10 percent of the units to be affordable (at 65% and 80% AMI).</p>	<p><b>PROJECT LOCATION</b></p> 	
<p><b>ATTACHMENTS</b></p>	<ol style="list-style-type: none"> <li>1. Long Range Plans Evaluation and Concept Plan Report</li> <li>2. Draft Staff Presentation</li> <li>3. Resolution</li> <li>4. Advisory Board Recommendations (<i>Housing Advisory Board and Stormwater Management Utility Advisory Board comments to be sent under separate cover</i>)</li> <li>5. Town’s Urban Designer Comments</li> <li>6. Applicant Materials</li> </ol>	



**LONG-RANGE PLANS EVALUATION**

**Barbee Chapel Apartments**

This Planning Department evaluation of the Concept Plan is based on long-range planning consideration.

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

<b>FUTURE LAND USE MAP (FLUM) FOCUS AREA</b> NC-54 Corridor	<b>FLUM SUB-AREA</b> 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 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.
- The FLUM shows/recommends that Pearl Lane be 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.
- The FLUM shows internal connections, 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**

- The Park Comprehensive Plan shows no service areas for Neighborhood or Community Parks for this site.
- The Park Comprehensive Plan shows no additional Neighborhood Parks or Community Parks 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.

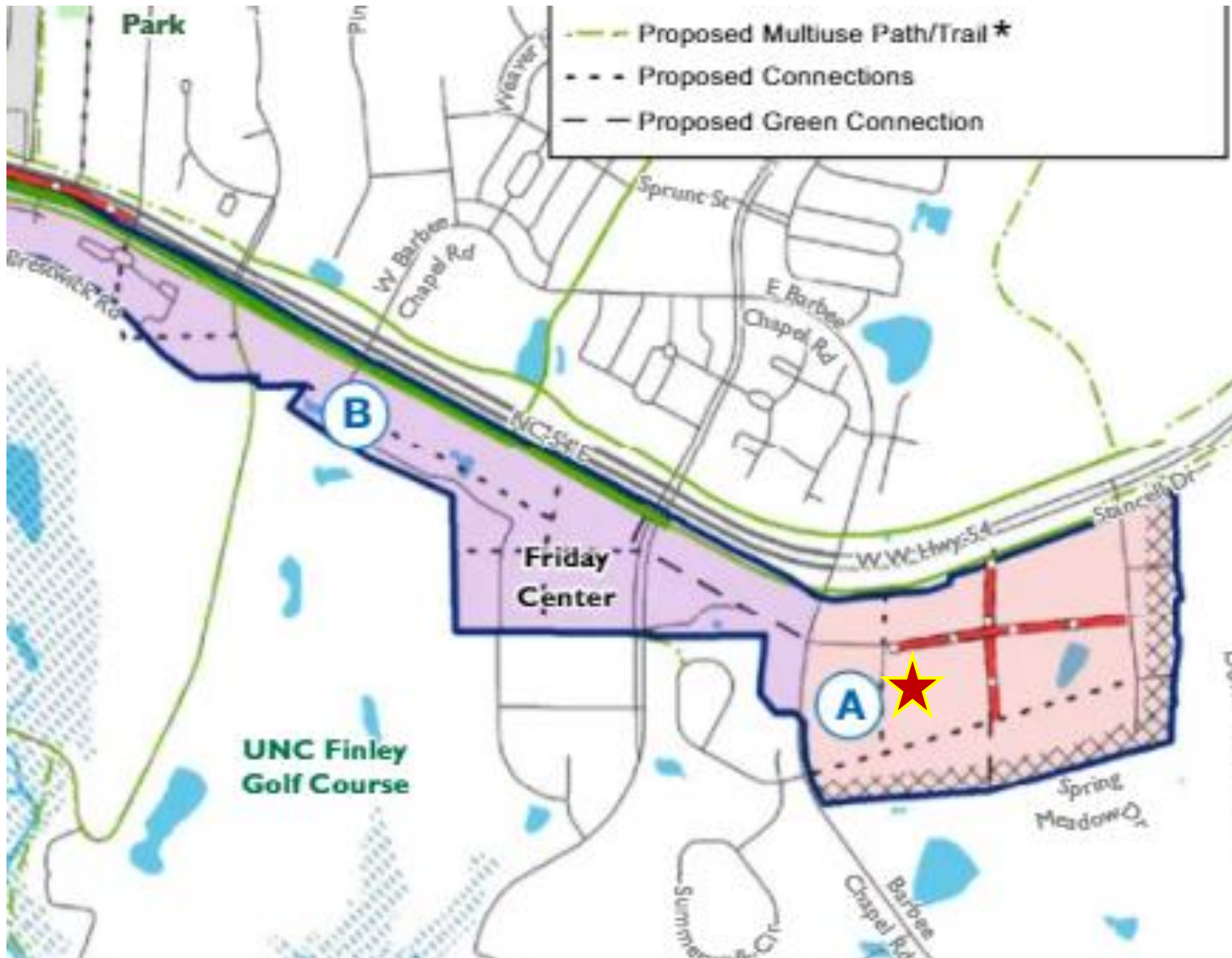
### **Climate Action and Response Plan** *(Note: no map excerpt provided, as the Plan is generally text-based)*

- 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

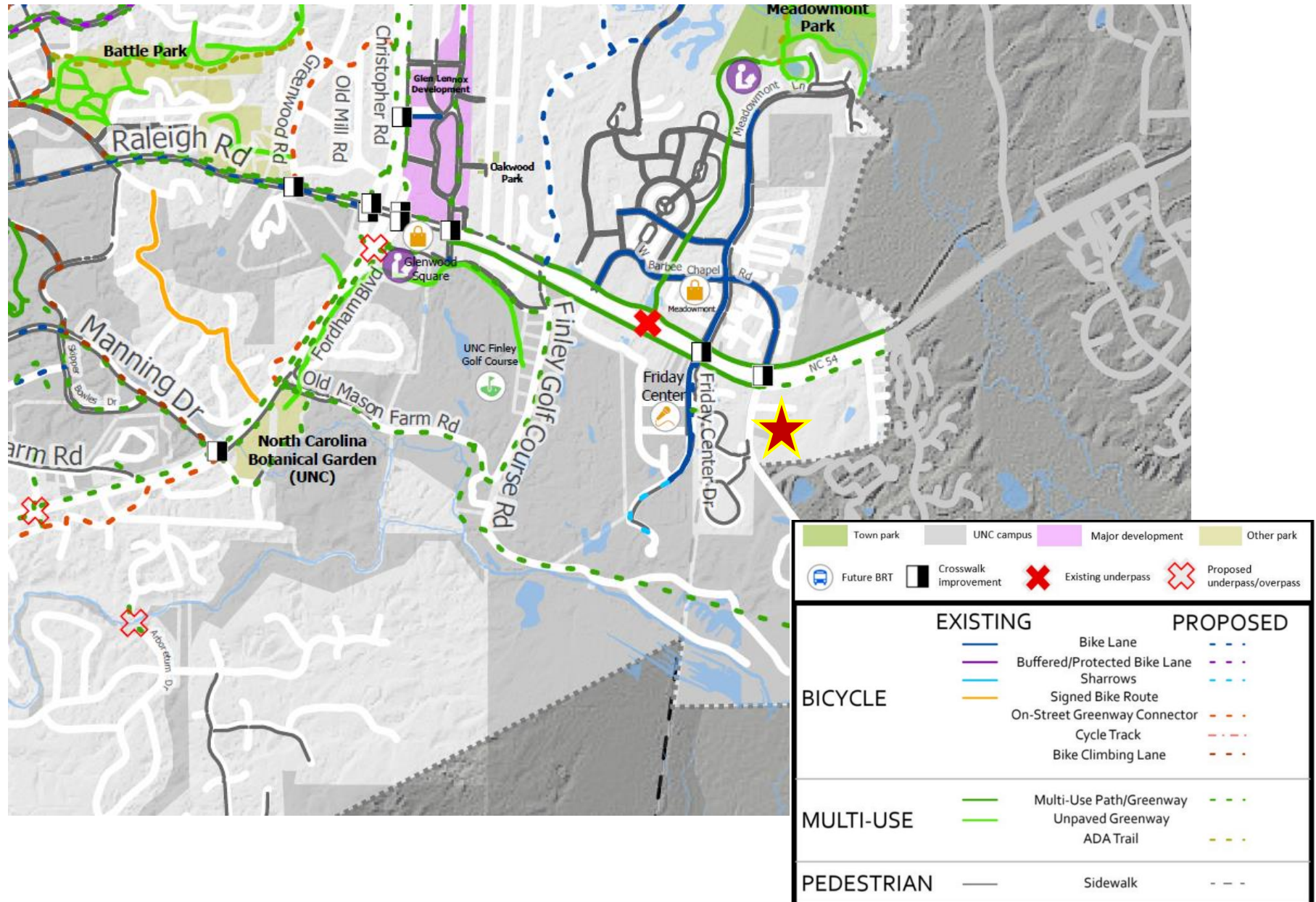
Future Land Use Map (Excerpt)



# CONCEPT PLAN REPORT

## Barbee Chapel Apartments

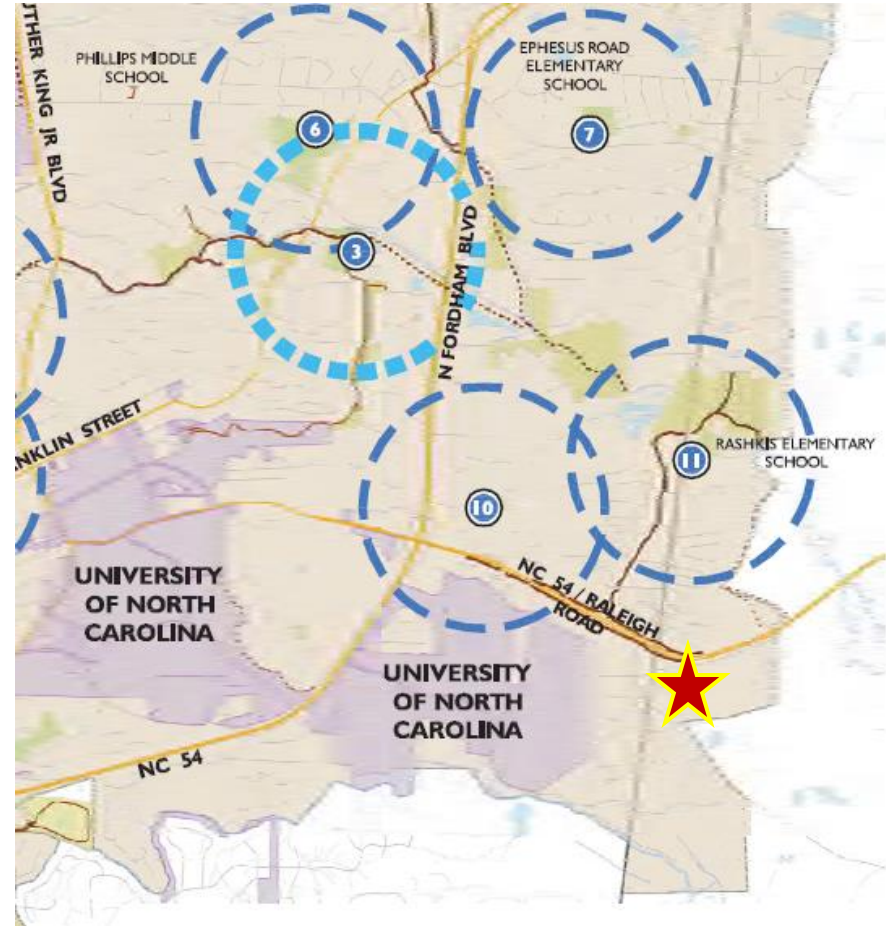
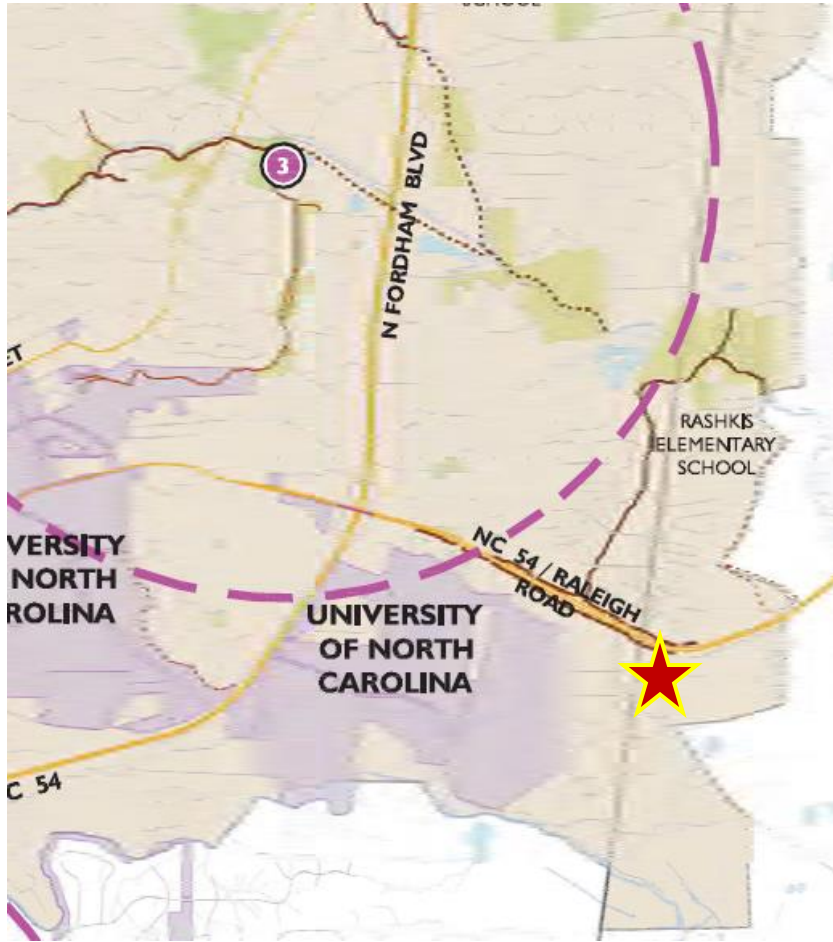
### Mobility and Connectivity Plan (Excerpt)



# CONCEPT PLAN REPORT

Barbee Chapel Apartments

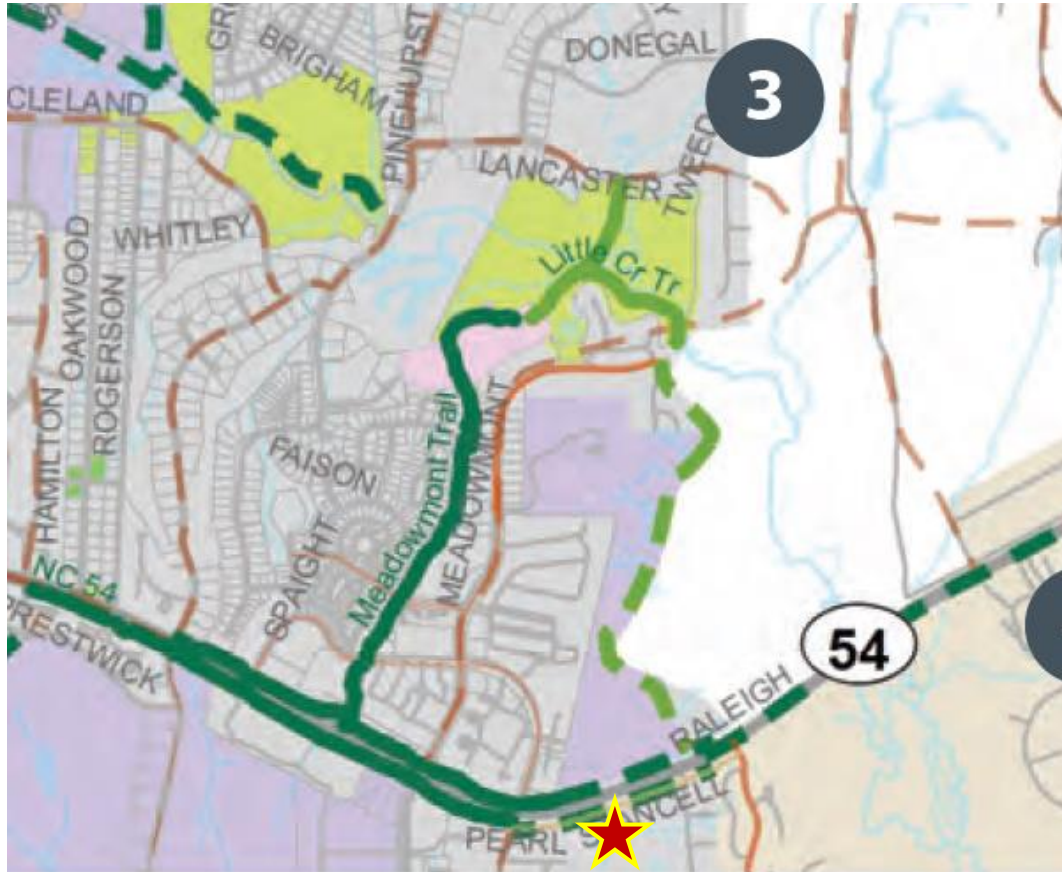
Comprehensive Parks Plan (Excerpt)



# CONCEPT PLAN REPORT

Barbee Chapel Apartments

Greenways Master Plan (Excerpt)



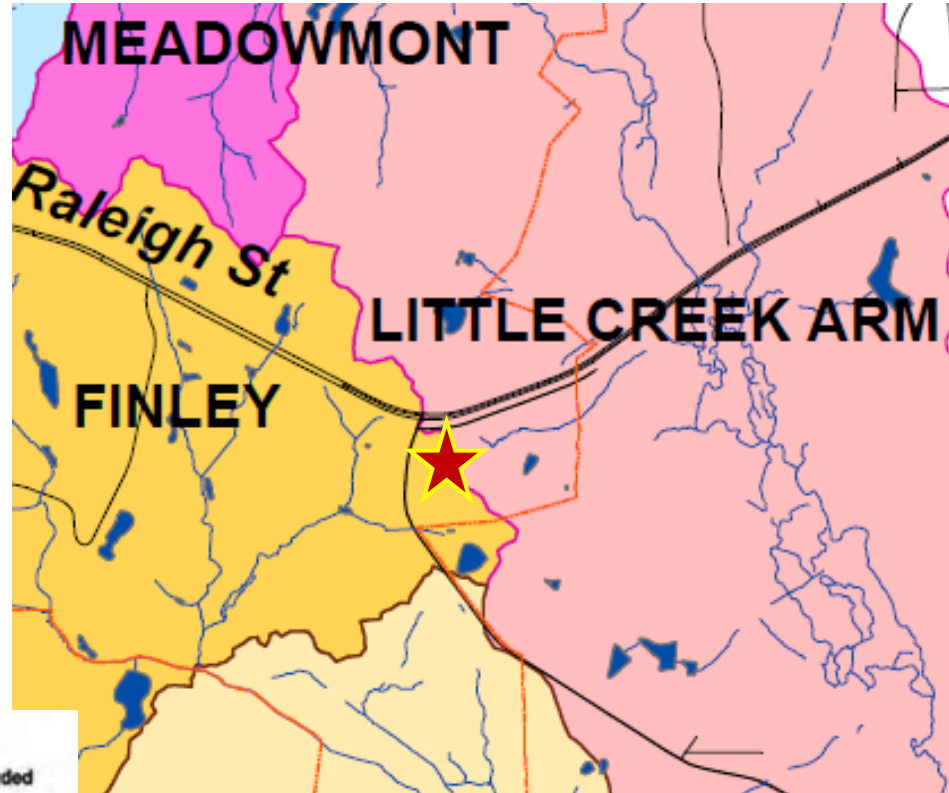
# CONCEPT PLAN REPORT

Barbee Chapel Apartments

Cultural Arts Plan (Excerpt)







Stormwater Management Master Plan (Excerpt)






## Legend



### Opportunities for Intergrating 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 (Adopted 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

