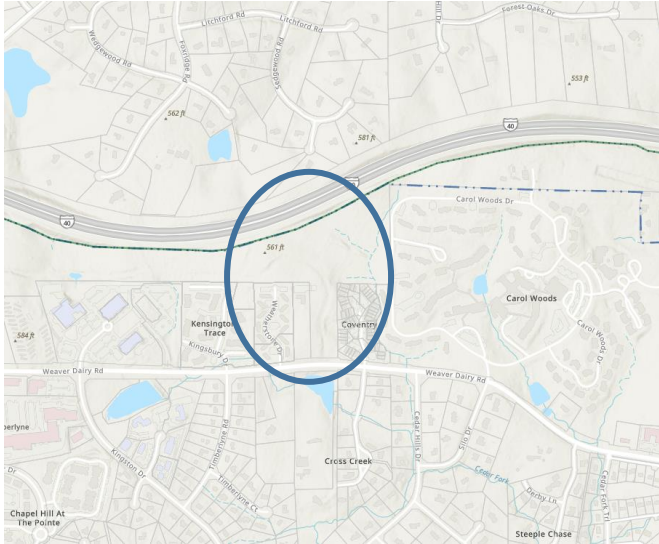




CONCEPT PLAN REVIEW: WEAVER DAIRY ROAD RESIDENTIAL (Project #21-090)

SUMMARY REPORT

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

<p>PROPERTY ADDRESS Weaver Dairy Road</p>	<p>MEETING DATE March 9, 2022</p>	<p>APPLICANT McAdams, on behalf of Aspen TOPOC II Acquisitions, LLC</p>
<p>STAFF RECOMMENDATION That the Council adopt the attached resolution transmitting comments to the applicant regarding the proposed development.</p>		
<p>PROCESS</p> <ul style="list-style-type: none"> • Comments from the Community Design Commission, Stormwater Management Utility Advisory Board, and Town’s Urban Designer are attached. • Comments from the Housing Advisory Board will be shared prior to the meeting. • 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>DECISION POINTS</p> <ul style="list-style-type: none"> • A 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>PROJECT OVERVIEW</p> <p>The approximately 20-acre site, the eastern portion of a larger lot, is located between Weaver Dairy Road and Interstate 40 to the east of Martin Luther King Jr. Blvd. and west of Sunrise Road. The property is undeveloped with a utility corridor cutting through the southern portion of the site. The site is currently zoned Residential-4 (R-4).</p> <p>The applicant proposes to construct one 4 or 5 story apartment building (approximately 48 or 60 feet tall if assuming a 12-foot story height) with approximately 311 dwelling units and 51 townhouse units. The applicant has indicated its intent to comply with the Inclusionary Zoning Ordinance and is proposing to provide 15 percent of the units as affordable units.</p> <p>Proposed access to the property is from Weaver Dairy Road immediately west of the Coventry townhome community and a stub-out street to the adjacent vacant property to the west. There is Resource Conservation District associated with a stream to the east and no encroachment is proposed.</p>	<p>PROJECT LOCATION</p> 	
<p>ATTACHMENTS</p>	<ol style="list-style-type: none"> 1. Evaluation 2. Concept Plan Report 3. Draft Staff Presentation 4. Resolution 5. Advisory Board Comments (<i>to be added</i>) 6. Urban Designer Comments 7. North Chapel Hill Concept plan 2020 8. Applicant Materials 	



EVALUATION

Weaver Dairy Road Residential

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

PROPERTY ADDRESS Weaver Dairy Road	APPLICANT McAdams, on behalf of Aspen TOPOC II Acquisitions, LLC	CURRENT ZONING DISTRICT Residential-3 (R-3)
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EXISTING LAND USE Vacant / Undeveloped	PROPOSED LAND USE Multifamily Residential
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SURROUNDING PROPERTIES – EXISTING LAND USES
I-40 freeway (North), Carol Woods Retirement Community (East), Multifamily Residential (Southeast, West), Office (South, Southwest)

FUTURE LAND USE MAP (FLUM) FOCUS AREA North MLK, JR Blvd	FLUM SUB-AREA D
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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 (NEW)
<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 Weaver Dairy Rd. Residential is marked with the  symbol.

Future Land Use Map (FLUM)

- The project is located in the N MLK Jr Blvd Focus Area, Sub-Area D.
- Multifamily Residential is identified as one of the appropriate Primary land uses.
- Typical Height in the Sub-Area is 4-6 stories or approximately 48-72 feet tall if assuming a 12-foot story height.
- No features are shown for Transitional Area, Activated Street Frontages, Proposed Connections, or Future Parks & Open Space impacting the site.
- The Mobile Home Park to the south is identified as a Sensitive Displacement Area.

Mobility and Connectivity Plan

- The site has minimal road frontage.
- Two greenways proposed on the Mobility Plan impact the site, running east-west. One would run along or near the southern property line, within the power easement. The second would run along or near I-40 and the northern property line.
- A future *Bus Rapid Transit station* is located within ¼ mile of the site. The applicant should **coordinate with Chapel Hill Transit** for the latest information on BRT design, station locations and any potential connections.

Parks Comprehensive Plan

- The site falls within the Community Park Service Areas for Cedar Falls and Homestead Park. The site does not fall within a Neighborhood Park Service Area.
- No additional Neighborhood Parks or Community Parks are proposed in the vicinity of the site.

Greenways Master Plan

- A segment of the North Trail runs east-west across the site, connecting to an existing trail near Perkins Drive and then running just south of I-40. This is consistent with the more expanded greenway trail network shown on the Mobility and Connectivity Plan.
- 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.

Cultural Arts Plan

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

Stormwater Management Master Plan

- The site is mostly located in the Old Field Creek Subwatershed (NH1), with an eastern portion of the site located in the Cedar Fork Subwatershed (BL8). The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

Climate Action and Response Plan (NEW)

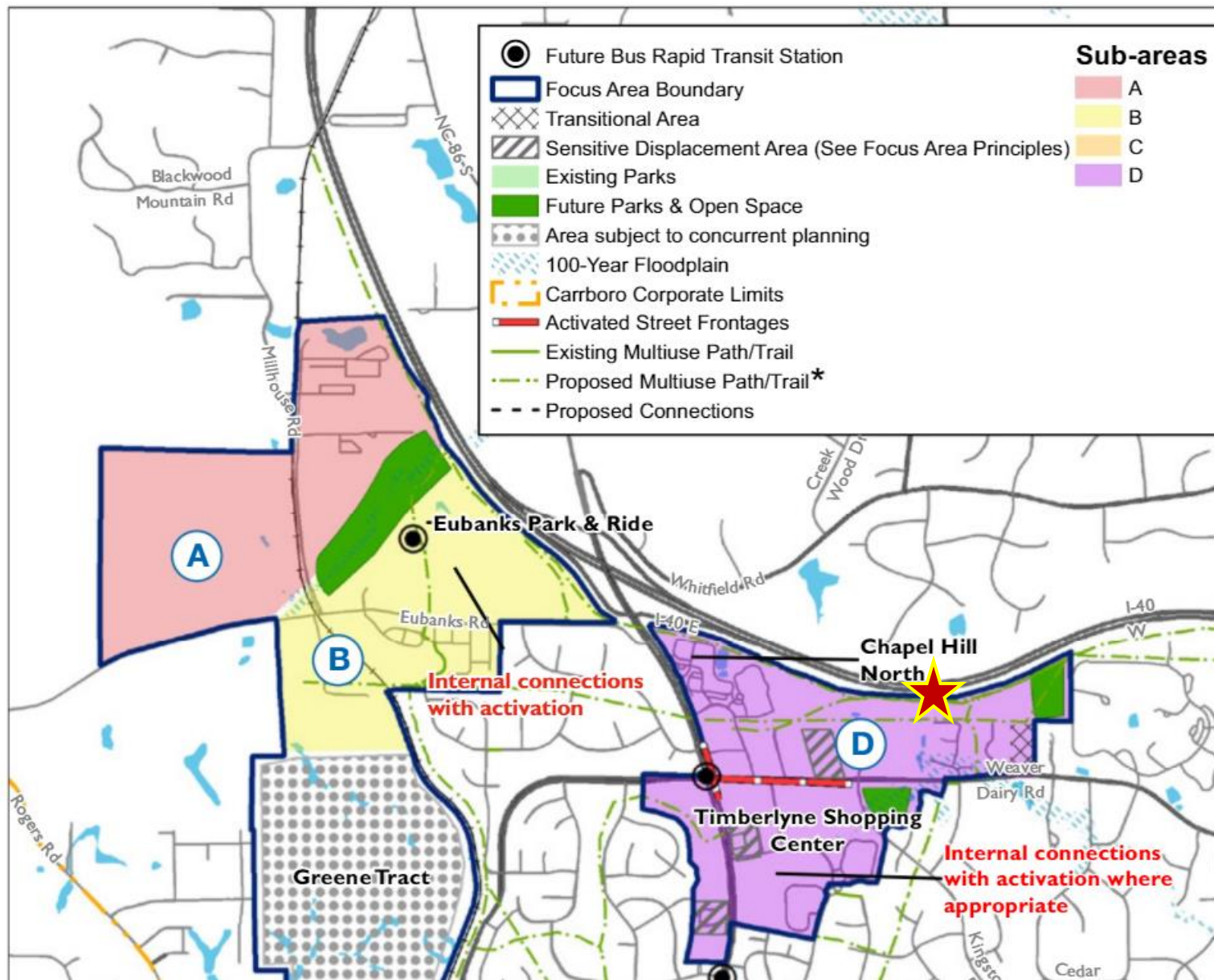
(Note: no map excerpt provided, as the Plan is generally text-based)

- 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

Weaver Dairy Road Residential

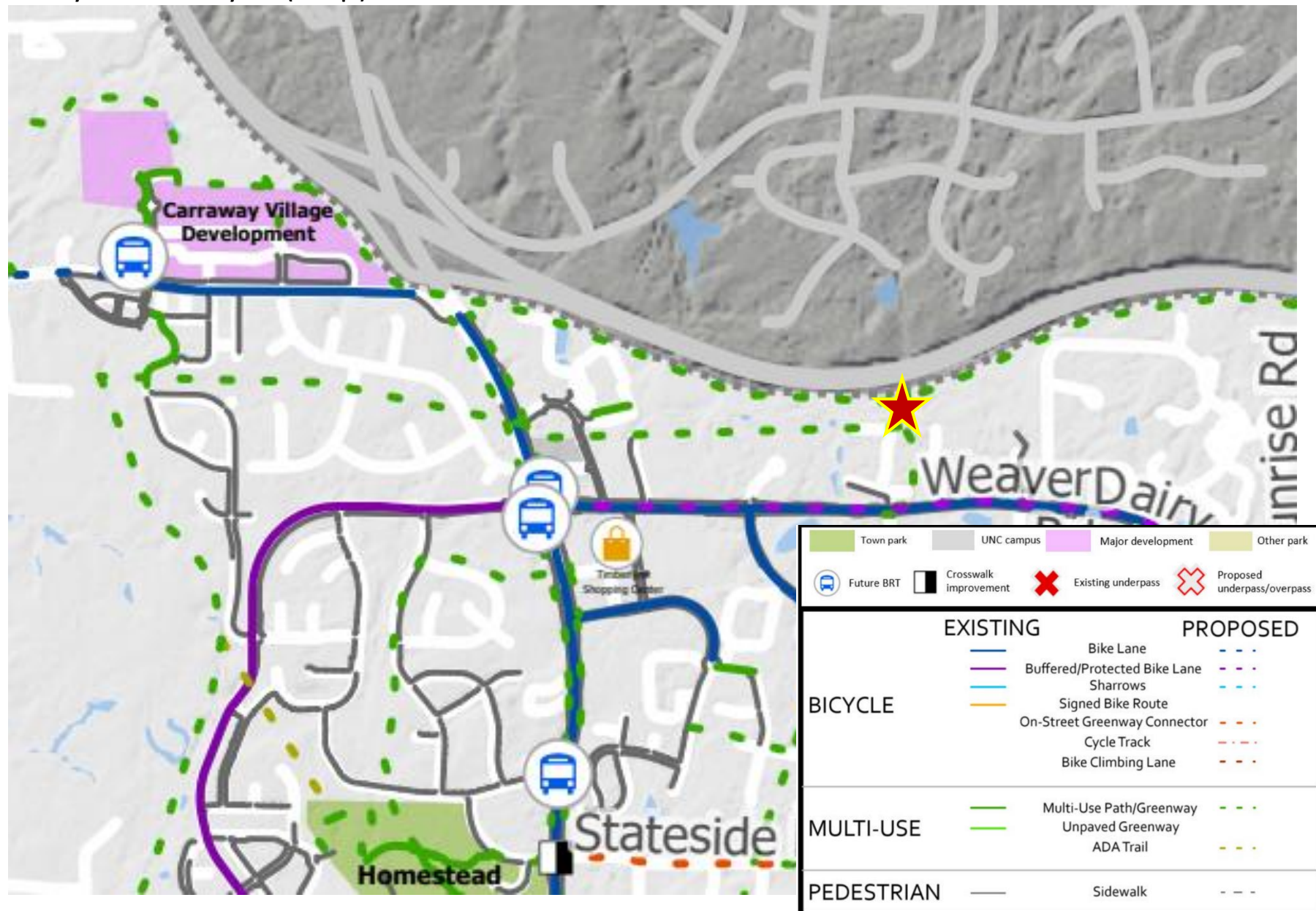
Future Land Use Map (Excerpt)



CONCEPT PLAN REPORT

Weaver Dairy Road Residential

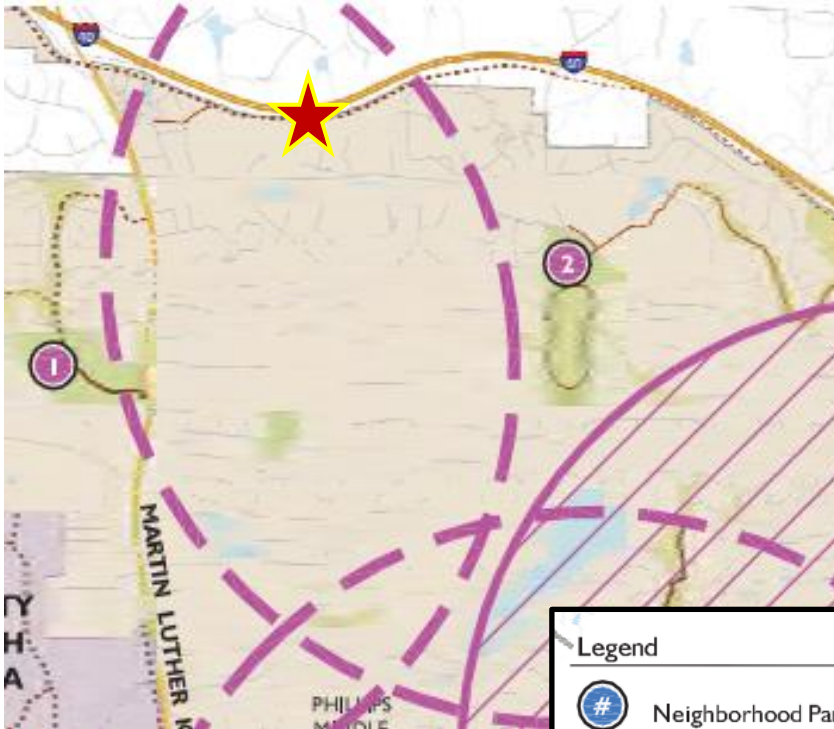
Mobility and Connectivity Plan (Excerpt)



CONCEPT PLAN REPORT

Weaver Dairy Road Residential

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	<u>NEIGHBORHOOD PARK FACILITIES</u>	
	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

Weaver Dairy Road Residential

Greenways Master Plan (Excerpt)



Greenways

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

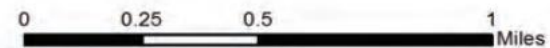
Bike Facilities

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

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

- Town Property
- Park
- Open Space
- Parcel

- UNC Property
- School
- Town Limits
- Carrboro Limits



CONCEPT PLAN REPORT

Weaver Dairy Road Residential

Cultural Arts 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 (Adapted 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



Stormwater Management Master Plan (Excerpt)

