

# CONCEPT PLAN REPORT



## CONCEPT PLAN REVIEW: 5500 AND 5502 OLD CHAPEL HILL ROAD (PROJECT #21-055)

### SUMMARY REPORT

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

PROPERTY ADDRESS	MEETING DATE	APPLICANT
5500 and 5502 Old Chapel Hill Road	October 13, 2021	CJT, PA, on behalf of EB Capital Partners
<b>STAFF RECOMMENDATION</b>		
That the Council adopt the resolution transmitting comments to the applicant regarding the proposed development.		
<b>PROCESS</b>	<b>DECISION POINTS</b>	
<ul style="list-style-type: none"> <li>The Council will hear the applicant’s presentation, receive comments from the Community Design Commission, Housing Advisory Board, and Stormwater Utility Management Advisory Board, hear public comments, and offer suggestions to the applicant.</li> <li>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.</li> <li>The Community Design Commission reviewed a concept plan for this site on September 28, 2021.</li> <li>The Housing Advisory Board reviewed a concept plan for this site on September 14, 2021.</li> <li>The Stormwater Utility Management Advisory Board reviewed a concept plan for this site on September 28, 2021.</li> </ul>	<ul style="list-style-type: none"> <li>The site is located in the North 15-501 Corridor Area of the Future Land Use Map (FLUM).</li> <li>The FLUM identifies multifamily residential as one of the primary land uses.</li> </ul>	
<b>PROJECT OVERVIEW</b>	<b>PROJECT LOCATION</b>	
<p>This approximately 6.5-acre site is located on the north side of Old Chapel Hill Road, just to the west of Interstate 40 (I-40). The site is zoned Residential-1 (R-1). There are currently a single-family dwelling unit and several outbuildings on the property.</p> <p>The applicant proposes to construct a 90-unit, four-to-five story apartment building and 126 parking spaces. The plan shows the portion of the parcel south of the stream being developed as part of this proposal. The proposal does not propose any encroachment into the stream buffer.</p>		
<b>ATTACHMENTS</b>	<ol style="list-style-type: none"> <li>1. Concept Plan Report</li> <li>2. Draft Staff Presentation</li> <li>3. Resolution A, transmitting comments to the applicant</li> <li>4. Advisory Board recommendations (<i>to be attached</i>)</li> <li>5. Applicant Materials</li> </ol>	



## LONG-RANGE PLANS EVALUATION

### 5500 and 5502 Old Chapel Hill Road

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

<b>PROPERTY ADDRESS</b> 5500 and 5502 Old Chapel Hill Road	<b>APPLICANT</b> Wendi Ramsden CJT, PA	<b>CURRENT ZONING DISTRICT</b> Residential-1 (R-1)
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<b>EXISTING LAND USE</b> Vacant / Undeveloped	<b>PROPOSED LAND USE</b> Multifamily Residential
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**SURROUNDING PROPERTIES – EXISTING LAND USES**  
I-40 freeway (North/East), Single-family residence (East, West, and South)

<b>FUTURE LAND USE MAP (FLUM) FOCUS AREA</b> North 15-501 Corridor	<b>FLUM SUB-AREA</b> A
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<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 checked="" type="checkbox"/> Climate Action and Response Plan <b>(NEW)</b> <input type="checkbox"/> West Rosemary Street Development Guide <input type="checkbox"/> Central West Small Area Plan

**SUMMARY OF PLAN CONSIDERATIONS AFFECTING SITE**  
Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of 5500 Old Chapel Hill Road is marked with the symbol.

**Future Land Use Map (FLUM)**

- The project is located in the North 15-501 Corridor Sub-Area A.
- Multifamily Residential is identified as one of the appropriate Primary land uses.
- Typical Height in the Sub-Area is 4-6 stories.
- Transitional Area is on the south side of the site.

**Mobility and Connectivity Plan**

- NC Department of Transportation is nearing completion of a project to upgrade Old Chapel Hill Road with pedestrian and bicycle facilities.

**Parks Comprehensive Plan**

- The site does not fall within a Community Park or Neighborhood Park Service Area.
- No additional Neighborhood Parks or Community Parks are proposed in the vicinity of the site.

**Greenways Master 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 Clark Lake 1 (JL1) Basin. The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

### **Climate Action and Response Plan (NEW)**

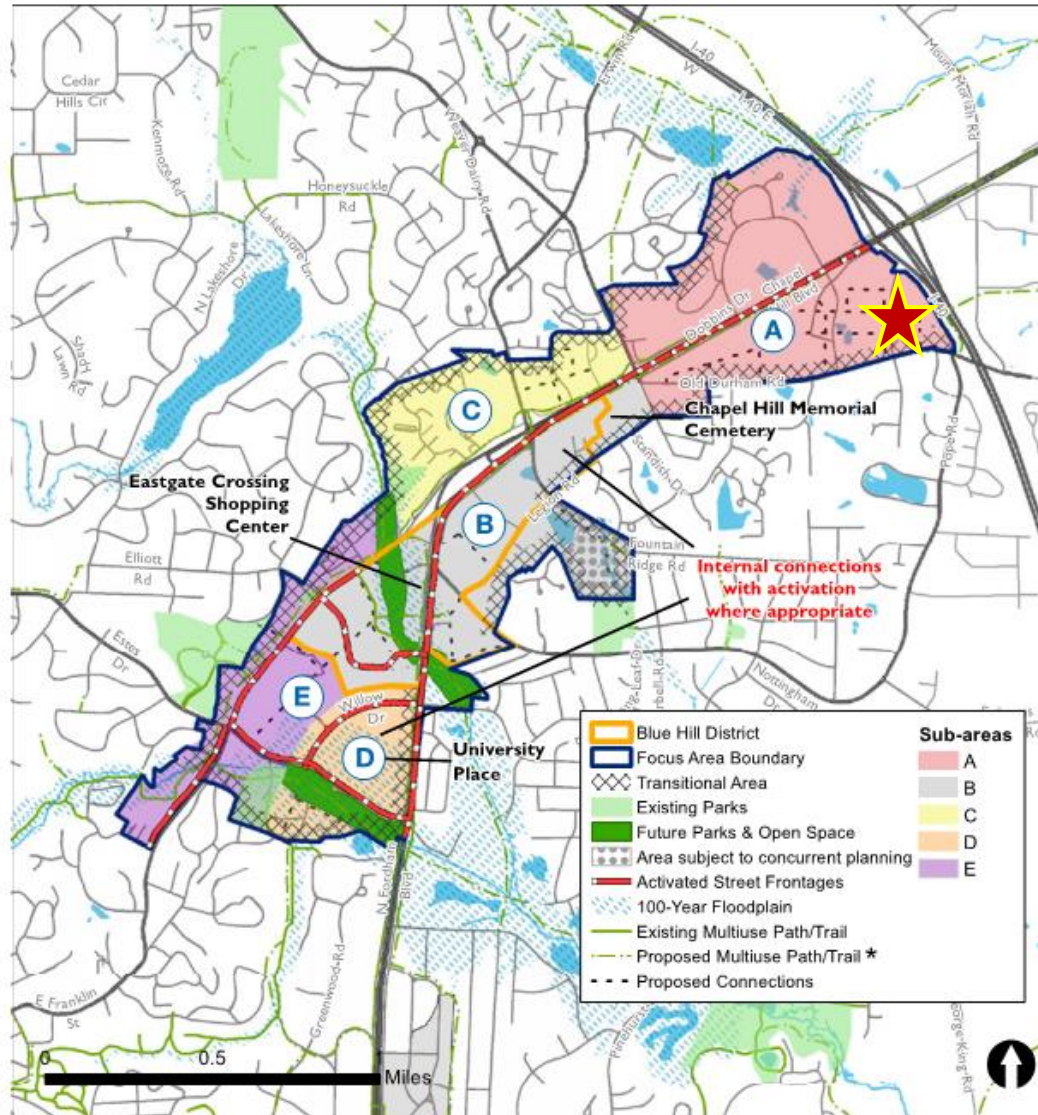
*(Note: no map excerpt provided, as the Plan is generally text-based)*

- 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

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## Future Land Use Map (Excerpt)

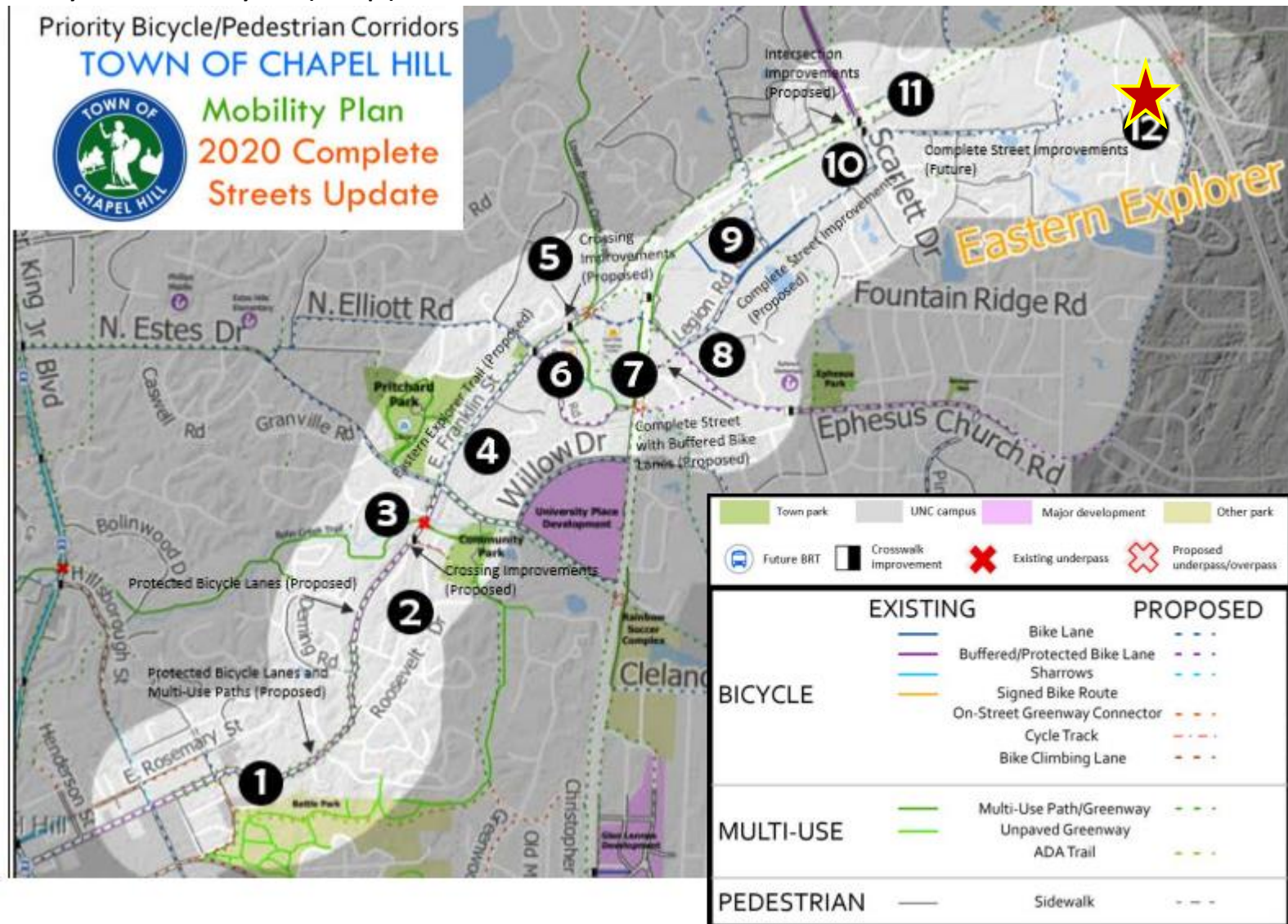


\* See Mobility Plan for more information about proposed multi-modal improvements



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**Mobility and Connectivity Plan (Excerpt)**



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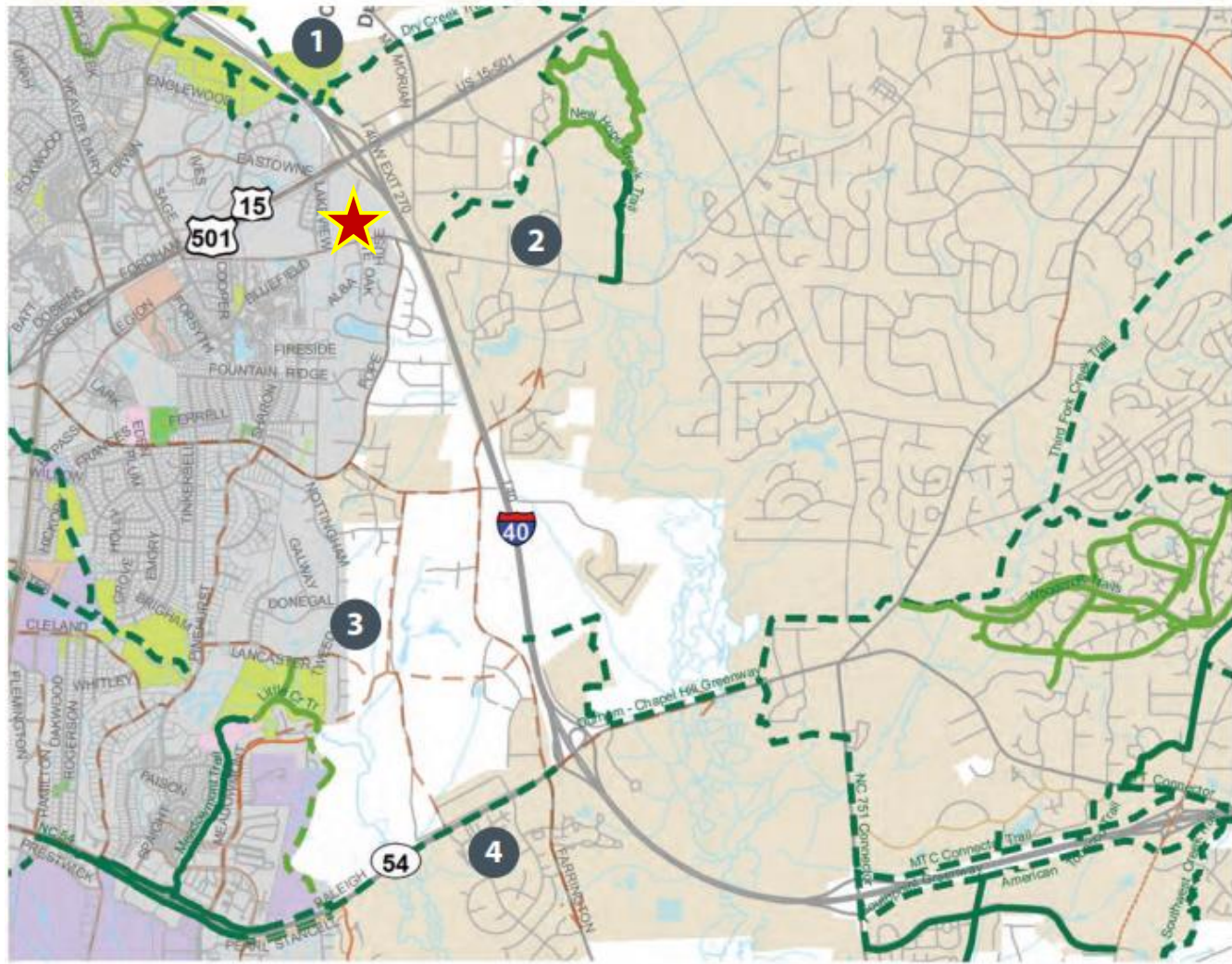


Legend		COMMUNITY PARK FACILITIES (Community Park Serving as Neighborhood Park)	
	Neighborhood Park	1	HOMESTEAD PARK
	Service Radius 1/2 Mile	2	CEDAR FALLS PARK
	Community Park Serving as Neighborhood Park	3	COMMUNITY CENTER PARK
	Proposed Neighborhood Park 1/2 Mile radius	4	SOUTHERN COMMUNITY PARK
	Community Park	NEIGHBORHOOD PARK FACILITIES	
	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



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**Greenways Master Plan (Excerpt)**



<b>Greenways</b>	<b>Bike Facilities</b>	Stream	School
— Paved	— Bike Lane	Town Property	UNC Property
— Unpaved	— Wide Shoulder/Outside Lane	Park	Town Limits
— Proposed Paved	— Proposed Facility	Open Space	Carrboro Limits
— Proposed Unpaved	— Proposed C to C Connector	Parcel	City of Durham

0 0.25 0.5 1 Miles

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### Cultural Arts Plan (Excerpt)



### Stormwater Management Master Plan (Excerpt)



## Legend

### Opportunities for Integrating 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

