



**LAND USE PLAN AMENDMENT ANALYSIS:
WEAVERS GROVE**

The following Technical Report provides a staff analysis of the Land Use Plan Amendment application based on long-range planning considerations, identifying factors that support or do not support an amendment. The application would effect a change to anticipated types and intensities of land uses, without identifying specific features of future development.

<p>PROPERTY ADDRESS 7516 Sunrise Rd</p>	<p>APPLICANT George Retschle, Ballentine Associates</p>
<p>2020 LAND USE PLAN CATEGORY Low Residential, 1-4 units/acre</p>	<p>PROPOSED LAND USE PLAN CATEGORY</p> <ul style="list-style-type: none"> • Medium Residential, 4-8 units/acre • Commercial
<p>2020 FUTURE FOCUS AREA None</p>	<p>OTHER APPLICABLE ADOPTED PLANS None</p>

SUMMARY OF ANALYSIS:

Supporting Factors

- The proposed land use categories (Medium Residential, 4-8 units/acre and Commercial) may be considered an appropriate transition to categories of surrounding properties.
- Increasing the allowable density may be warranted given the decreasing availability of developable sites in Chapel Hill.
- Transportation improvements built along Weaver Dairy Road, after the adoption of the 2020 Land Use Plan, support more intense development on the site.
- The submittal of an associated development application suggests that a medium-density residential project with limited commercial areas could be built while also adequately protecting natural features and easements.

Other Considerations

- The 100-ft wide strip along I-40 shown under the Parks/Open Space land use category should be maintained as such, to serve a buffering function along the freeway.

A Land Use Plan Amendment represents a change to the land use component of the Town’s Comprehensive Plan. It concerns specific properties; however, it is different than a rezoning. The Land Use Plan category indicates a policy for future use of land and intensity of activity that fits with the Town’s overall vision. A Zoning Atlas Amendment (rezoning) may subsequently apply a set of development regulations to the property that is appropriate under the land use category.

If a property owner proposes a Land Use Plan Amendment and rezoning which are mutually supportive, they may be reviewed concurrently and considered at the same Public Hearing. In the case of the Weavers Grove application, the proposed Land Use Plan Amendment would support an associated Zoning Atlas Amendment application to rezone the property to Residential-6-Conditional Zoning (R-6-CZ) and Neighborhood Commercial-Conditional Zoning (NC-CZ).

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The Land Use Management Ordinance lists four (4) criteria for review of a Land Use Plan Amendment proposal. Staff provides below an evaluation of how these criteria are met, following review of the attached applicant's materials:

(1) The proposed amendment is consistent with the goals and policies of Chapel Hill 2020, including Plans adopted as additions

- **APPLICANT:** The proposed amendment contributes to the goal of A Place for Everyone, since medium-density residential development can result in more housing affordability.
- **APPLICANT:** The proposed amendment contributes to the goal of Community Prosperity and Engagement because accommodating more residents would contribute to a larger customer base for local businesses.
- **STAFF:** The applicant's Statement of Justification reasonably demonstrates ways that the proposed amendment can be considered consistent with Chapel Hill 2020.

(2) The proposed amendment addresses significantly changed conditions since the last time the Land Use Plan was adopted and/or amended.

Significantly changed conditions may refer to revisions to an adopted policy, unanticipated consequences of an adopted policy, site conditions, and/or development patterns.

- **APPLICANT:** As the town builds out within its Urban Services Area, there is decreasing opportunity for sites that support medium-density residential development.
- **STAFF:** Decreasing availability of developable sites is a reasonable consideration for allowing more intensity, provided the site context is also considered.
- **STAFF:** The subject property is located about ¼ mile from Weaver Dairy Road, which is an arterial in the town's road network that carries over 13,000 vehicles per day. Existing bus service is provided by the T Route. The subject property fronts on Sunrise Road, a collector road that carries around 3,000 vehicles per day.
- **STAFF:** Subsequent to adoption of the 2020 Land Use Plan, the Town partnered with NCDOT to enhance mobility on Weaver Dairy Road. Elements of the project included vehicle turn lanes, bus pull-off areas, continuous bike lanes, continuous sidewalks, a raised center median, and extension of the road to Sage Road. The project was completed in 2013. These multimodal transportation improvements suggest more intense development is appropriate on properties surrounding the Weaver Dairy corridor, including the subject property.

(3) The subject property is suitable for development in general conformance with adjacent land use and the existing surrounding development pattern or patterns as envisioned in adopted plans

See attachments from applicant's materials, showing Existing Land Uses and Land Use Plan Categories for the surrounding area, as well as existing site conditions.

- **APPLICANT:** The site is adjacent to existing infrastructure and natural features that would enhance the quality of the development.
- **APPLICANT:** Property across Sunrise Road falls under the Medium Residential category (Carol Woods Retirement Community), extending on the west side of the road south to Weaver Dairy Road.
- **APPLICANT:** Areas south and east of the subject property fall under the Low Residential category (Chandler's Green subdivision).
- **STAFF:** Medium Residential may be developed in a way that is compatible with adjacent Low Residential, particularly if the review process of the development proposal sets appropriate conditions for transitions and buffering.

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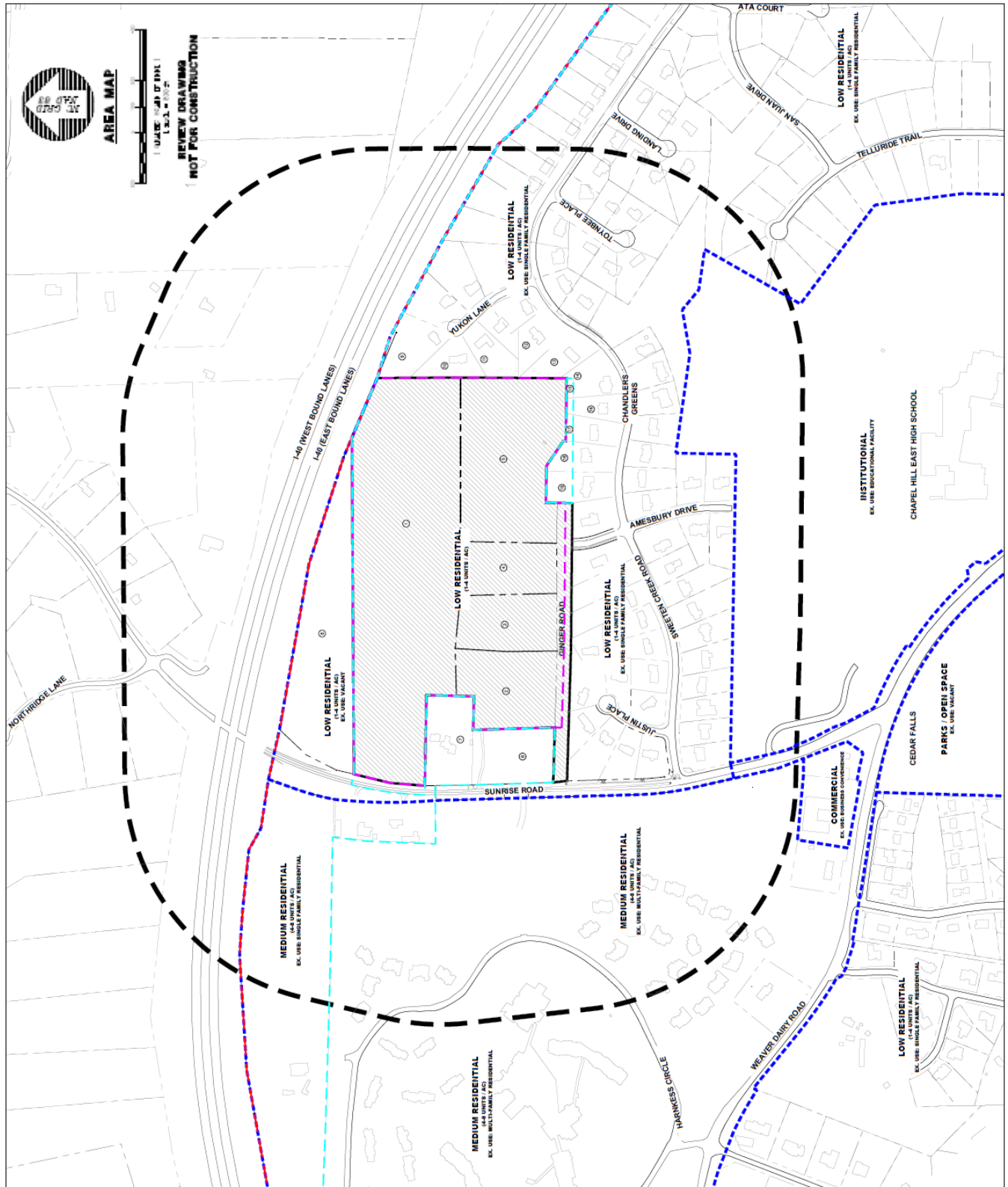
- **STAFF:** A 100-ft. wide strip along I-40 throughout northern Chapel Hill is shown on the Land Use Plan under the Parks/Open Space category. This category should likely be maintained for the subject property's frontage on I-40 to serve a buffering function.
- **STAFF:** Surrounding existing land uses include a multifamily senior housing community (Carol Woods) to the west, and a neighborhood of single-family detached homes to the south and east. A street within the adjoining neighborhood, Amesbury Drive, stubs to the subject property and provides an opportunity for cross access. This could allow the existing neighborhood feel more integrated with development on the subject property.
- **STAFF:** A perennial stream and major power line easement are both present on the subject property. These features limit the amount of buildable land. However, the associated development proposal (Conditional Rezoning) suggests that the site can support a medium-density residential project while also adequately protecting features such as streams and easements.

(4) The proposed amendment enhances the public health, safety, and welfare of the town

- **STAFF:** The proximity of the I-40 freeway and the major power lines crossing the site could both be causes for concern about the health and safety of future residents. However, it should be noted that other properties with similar features/locations have been developed for residential purposes in Chapel Hill. In addition, maintaining the 100-ft. wide buffer shown on the Land Use Plan would mitigate negative impacts along I-40.
- **STAFF:** Denser residential development supports increased transit ridership and walking, both of which can improve public health, safety, and welfare.

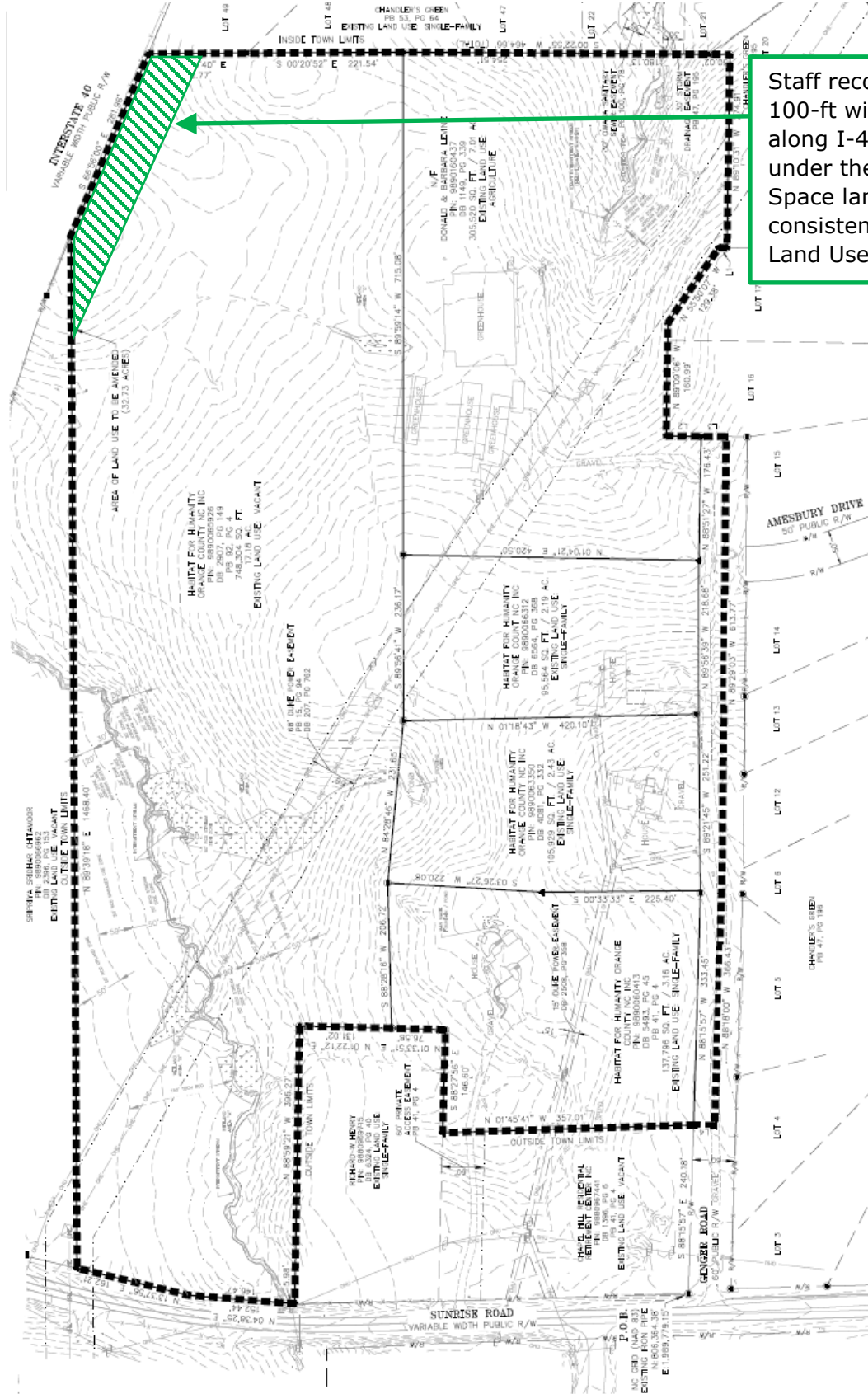
LUPA ANALYSIS: Weavers Grove

ATTACHMENT 1: AREA MAP (Surrounding Land Use)



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ATTACHMENT 2: SITE MAP (Existing Conditions)



Staff recommends that a 100-ft wide strip of land along I-40 be maintained under the Parks/Open Space land use category, consistent with the current Land Use Plan.