



Summary of Comprehensive Plan Considerations

Below is a preliminary evaluation of the Concept Plan site using the holistic lens of the Complete Community Strategy .		
	Chapel Hill will direct growth to <u>greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.</u>	
	<ul style="list-style-type: none">The property is a larger infill site served by existing infrastructure. It is located near proposed greenways and the future Bus Rapid Transit corridor.	
	Goal 1: Plan for the Future Strategically	Associated Comp. Plan Elements: <ul style="list-style-type: none">Future Land Use MapShaping Our Future
	<ul style="list-style-type: none">The project is in the North Martin Luther King Jr. Blvd. focus area of the Future Land Use Map (FLUM), Sub-Area D. This Sub-Area includes Multifamily Residential and Commercial/Office as Primary Uses. Townhouses & Residences is an appropriate Secondary Use.The FLUM recommends a typical height of 4 to 6 stories, with a transition area height of up to 4 stories for buildings in the southeast portion of the site.The FLUM recommends that the eastern portion of the site be used for Parks & Open Space.	
	Goal 2: Expand and Deliver New Greenways for Everyday Life	Associated Comp. Plan Elements: <ul style="list-style-type: none">Mobility & Connectivity PlanConnected Roads Plan
	<ul style="list-style-type: none">The Mobility Plan proposes two greenways running east to west in this area. One runs along or near the southern property line, within the power easement. The second runs along or near I-40 and the northern property line.The site does not front on existing roads. The Connected Roads Plan indicates a new east-west street through this site, with connections that include Old University Station Road, Adair Drive, and Weaver Dairy Road.Existing bus routes operate nearby on Weaver Dairy Road and Martin Luther King Jr. Blvd. Both roads also have existing sidewalks and bike lanes.	
	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. Please see attached Urban Design Assessment.	

Project Location

