

Project Overview

- NC Building Company Inc, on behalf of the UNC Faculty-Staff Recreation Association, asks for feedback on a Concept Plan for additional development at the recreation facility known as "The Farm".
- The proposal includes a new gym, 3 new tennis courts, relocated pole barns, and up to 92 additional parking spaces.
- The site is 28.6 acres on a parcel in Durham County, located at 1 Alice Ingram Drive along Barbee Chapel Road and south of NC 54.
- Multiple streams are present on the site.
- The recreation facility was developed under a Special Use Permit that Town Council approved on January 10, 2005. This Concept Plan review is an initial step for a Special Use Permit Modification.

Summary of Comprehensive Plan Considerations

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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 greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.	
•	The proposal may be considered growth at an infill site, since The Farm is an existing recreation facility with available infrastructure.	
	Goal 1: Plan for the Future Strategically	Associated Comp. Plan Elements: • Future Land Use Map • Shaping Our Future
•	The Future Land Use Map shows this site outside of the Focus Areas. The land use designation for the site is University. Recreation facilities are appropriate for this land use designation.	
	Goal 2: Expand and Deliver New Greenways for Everyday Life	Associated Comp. Plan Elements: • Mobility & Connectivity Plan • Connected Roads Plan
•	There are no proposed greenways for the site. Sidewalk is present on the opposite side of Barbee Chapel Road. No transit service is available to the site.	
	Goal 3: Be Green and Provide Housing	Associated Comp. Plan Elements: • Climate Action & Response Plan
•	Once a formal application is received, staff will consider opportunities to contribute to the goals of the Climate Action Plan.	
	Goal 4: Plan for Excellence in the Public Realm and Placemaking	
•	Once a formal application is received, Planning staff will discuss the Concept Plan with the Town's Urban Designer.	

Project Location

