

# CONCEPT PLAN REPORT



## CONCEPT PLAN REVIEW: 710 NORTH ESTES DRIVE (PROJECT #21-062)

### SUMMARY REPORT

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

PROPERTY ADDRESS	MEETING DATE	APPLICANT
710 North Estes Drive	October 27, 2021	McAdams Co, on behalf of Lock7 Development

### STAFF RECOMMENDATION

That the Council adopt the resolution transmitting comments to the applicant regarding the proposed development.

### PROCESS

- The Council will hear the applicant’s presentation, receive comments from the Community Design Commission, Housing Advisory Board, and Stormwater Management Utility Advisory Board, hear public comments, and offer suggestions to the applicant.
- 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.
- The Community Design Commission reviewed a concept plan for this site on October 26, 2021.
- The Housing Advisory Board reviewed a concept plan for this site on October 14, 2021.
- The Stormwater Management Utility Advisory Board reviewed a concept plan for this site on October 26, 2021.

### DECISION POINTS

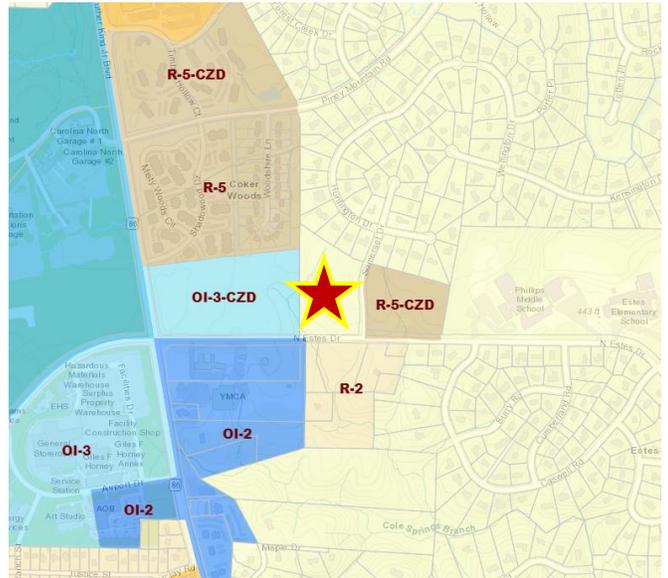
- The site is in the South MLK Boulevard Area of the Future Land Use Map (FLUM) within Sub-Area B.
- The FLUM identifies multifamily residential as one of the primary land uses.
- The site is also located within the Central West Small Area Plan.

### PROJECT OVERVIEW

This approximately 7.3-acre site is located on the northwest corner of the Estes Drive and Somerset Drive intersection and is zoned Residential-2 (R-2). The property is vacant and wooded.

The applicant proposes to construct approximately 78 townhomes within 12 buildings. The applicant is proposing to rezone the property to Residential-5 (R-5). Each three- or four-bedroom townhome will have a two-car garage. The parcel has utility easements along the western and northern property lines as well as portion of Resource Conservation District in the southwest corner. The proposal does not include encroachment into the stream buffer. The applicant will be sharing options for Council’s consideration regarding Inclusionary Zoning Ordinance requirements.

### PROJECT LOCATION



### ATTACHMENTS

1. Concept Plan Report
2. Draft Staff Presentation
3. Resolution A, transmitting comments to the applicant
4. Town’s Urban Designer’s comments
5. Advisory Board recommendations (*to be distributed*)
6. Applicant Materials



**LONG-RANGE PLANS EVALUATION**  
**710 North Estes Drive**

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

<b>PROPERTY ADDRESS</b> 710 North Estes Drive	<b>APPLICANT</b> McAdams Co on behalf of Lock7 Development	<b>CURRENT ZONING DISTRICT</b> Residential-2 (R-2)
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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**  
 Vacant (but with Council entitlement) (West), Single-family residences (North and South), Multifamily (East)

<b>FUTURE LAND USE MAP (FLUM) FOCUS AREA</b> South MLK Boulevard	<b>FLUM SUB-AREA</b> B
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<b>OTHER APPLICABLE ADOPTED PLANS</b>	
<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 <b>(NEW)</b>
<input checked="" type="checkbox"/> Greenways Master Plan	<input type="checkbox"/> West Rosemary Street Development Guide
<input checked="" type="checkbox"/> Chapel Hill Bike Plan	<input checked="" 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 710 North Estes Drive is marked with the  symbol.

**Future Land Use Map (FLUM)**

- The project is in the South MLK Boulevard Sub-Area B.
- 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 north side of the site.

**Mobility and Connectivity Plan**

- The Estes Drive Pedestrian and Bicycle project is nearing start of construction along Estes Drive with pedestrian and bicycle facilities.

**Parks Comprehensive Plan**

- The site does falls within the 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.

**Cultural Arts Plan**

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

### **Stormwater Management Master Plan**

- The site is in the Middle Bolin Creek (BL4) Basin. The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

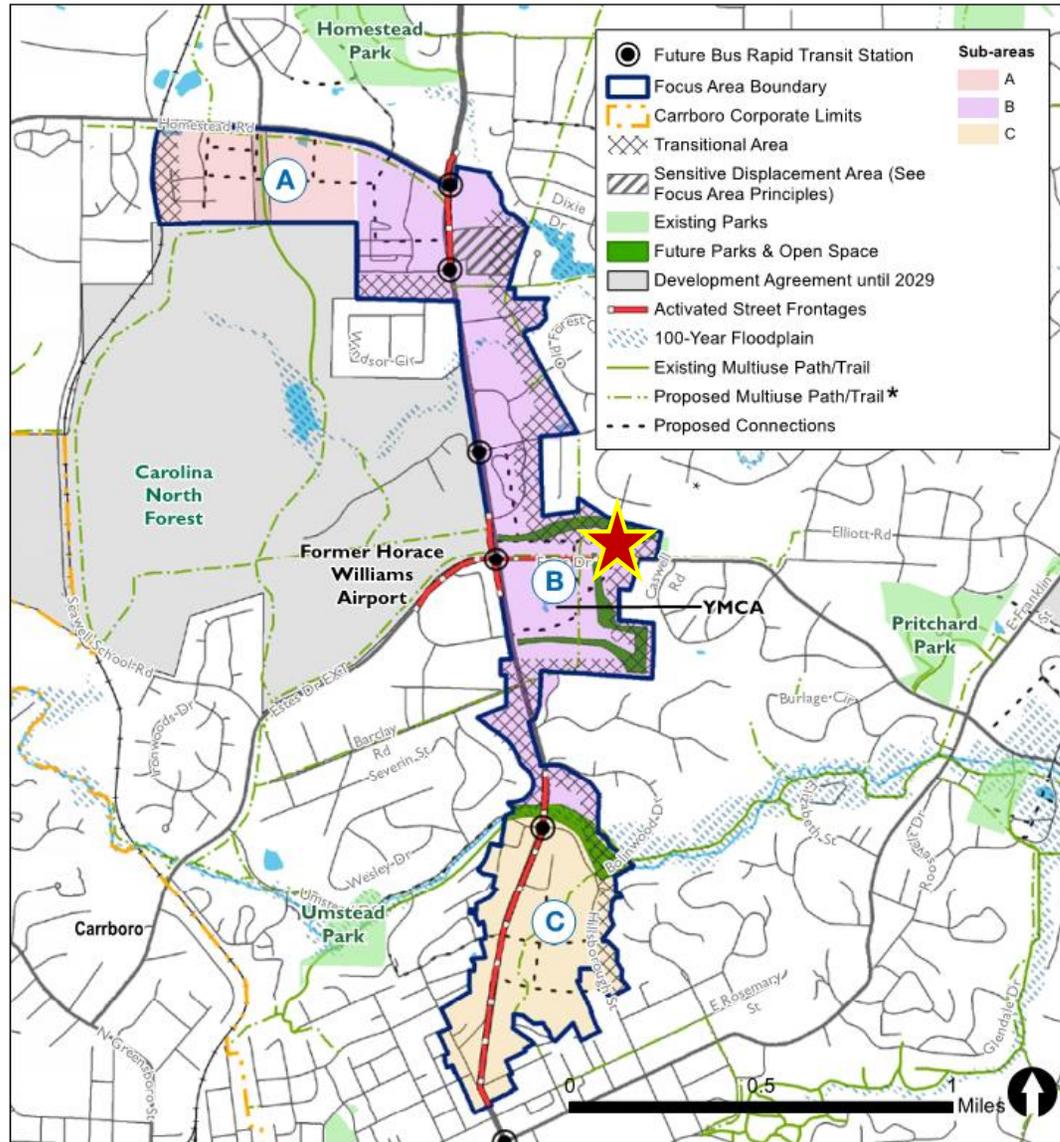
### **Climate Action and Response Plan (NEW)**

*(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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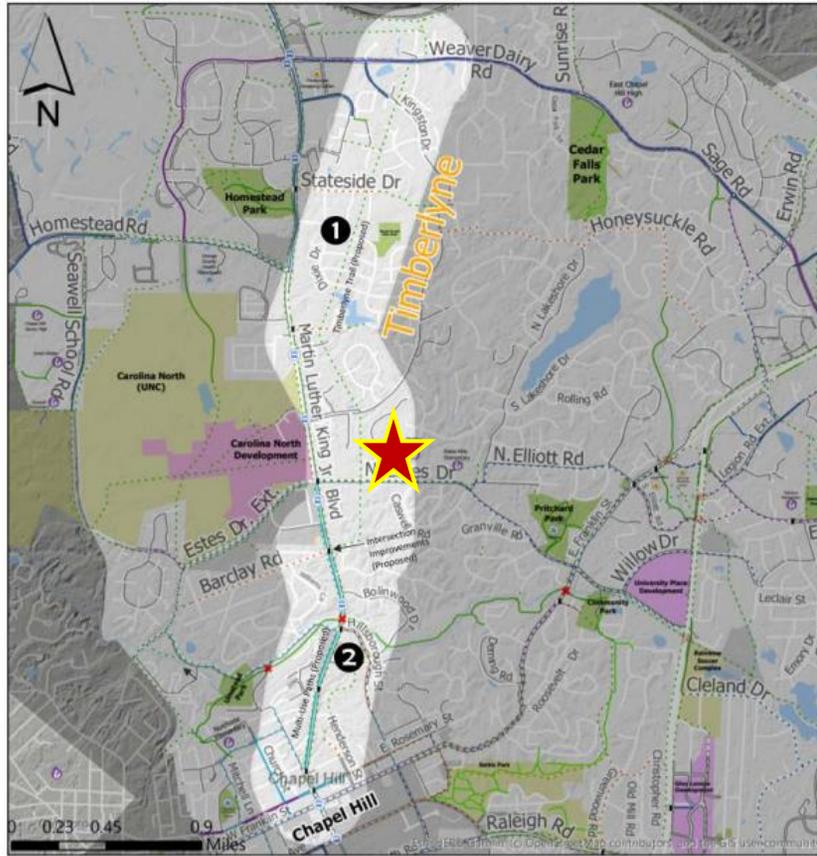
710 North Estes Drive  
 Future Land Use Map (Excerpt)



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710 North Estes Drive

Mobility and Connectivity Plan (Excerpt)



	EXISTING	PROPOSED
BICYCLE	Bike Lane	---
	Buffered/Protected Bike Lane	---
	Sharrows	---
	Signed Bike Route	---
	On-Street Greenway Connector	---
	Cycle Track	---
MULTI-USE	Multi-Use Path/Greenway	---
	Unpaved Greenway	---
	ADA Trail	---
PEDESTRIAN	Sidewalk	---

Priority Bicycle/Pedestrian Corridors

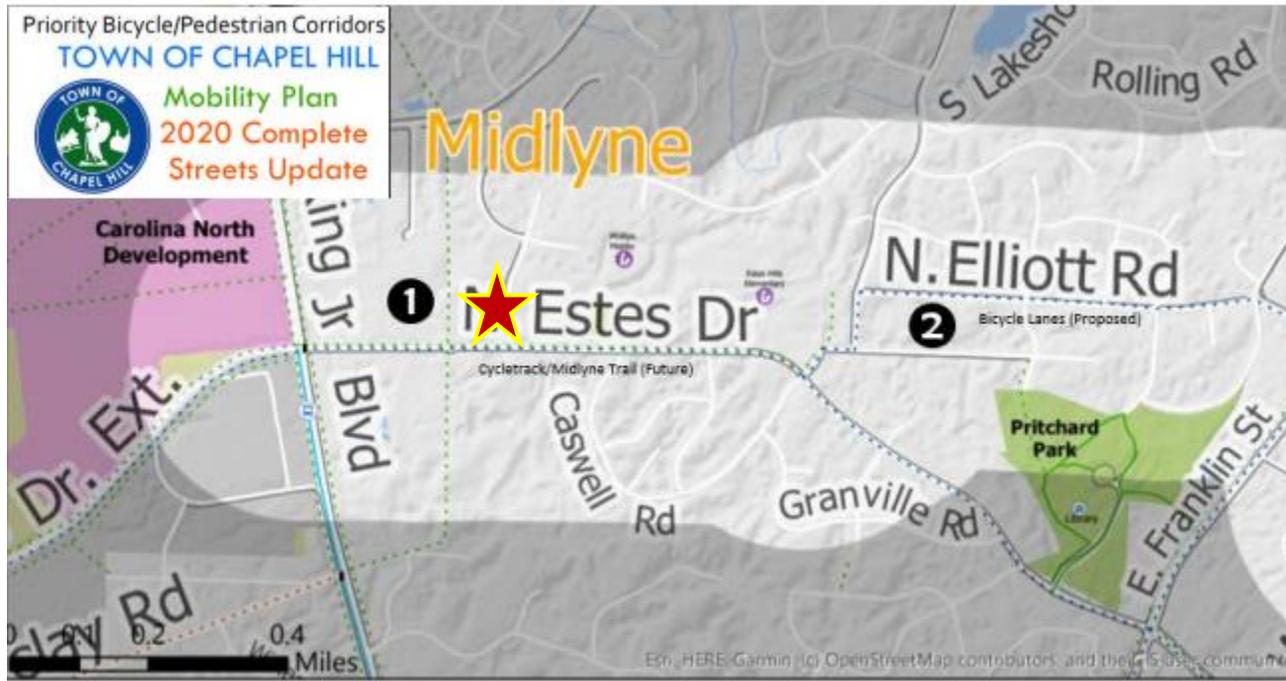


**TOWN OF CHAPEL HILL**  
 Mobility Plan  
 2020 Complete Streets Update

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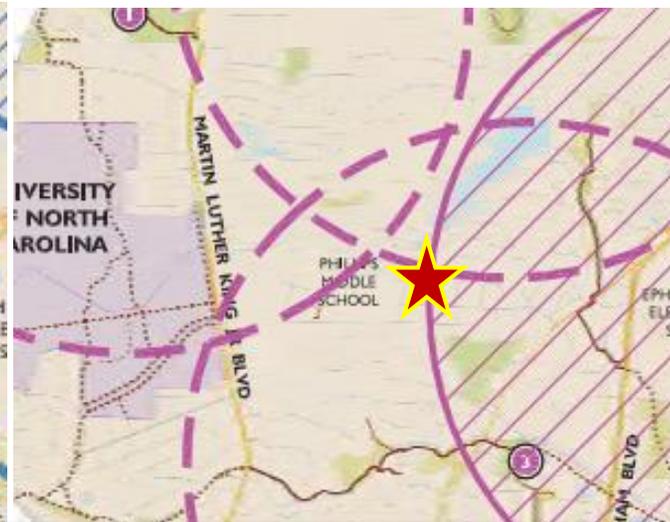
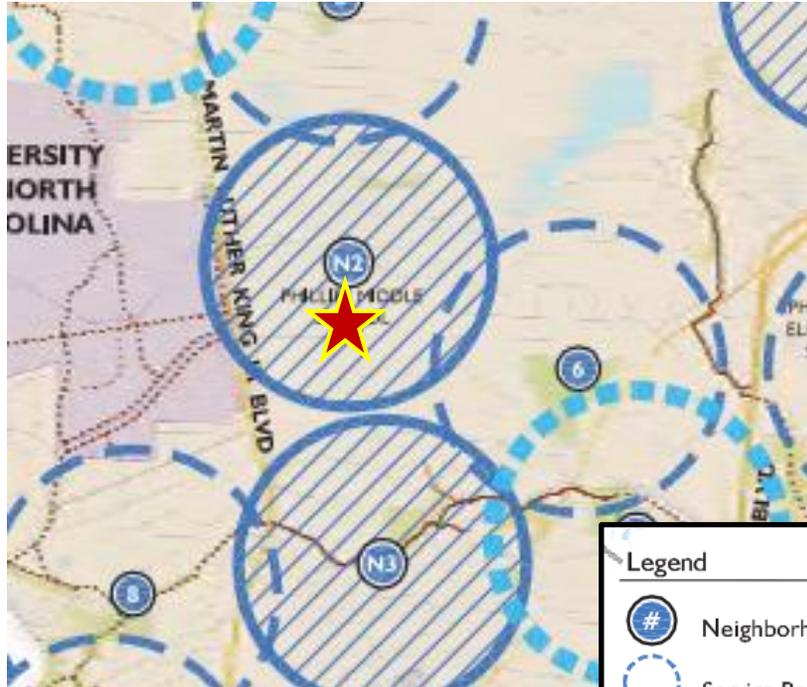
Mobility and Connectivity Plan (Excerpt)



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## Parks Comprehensive Plan (Excerpt)

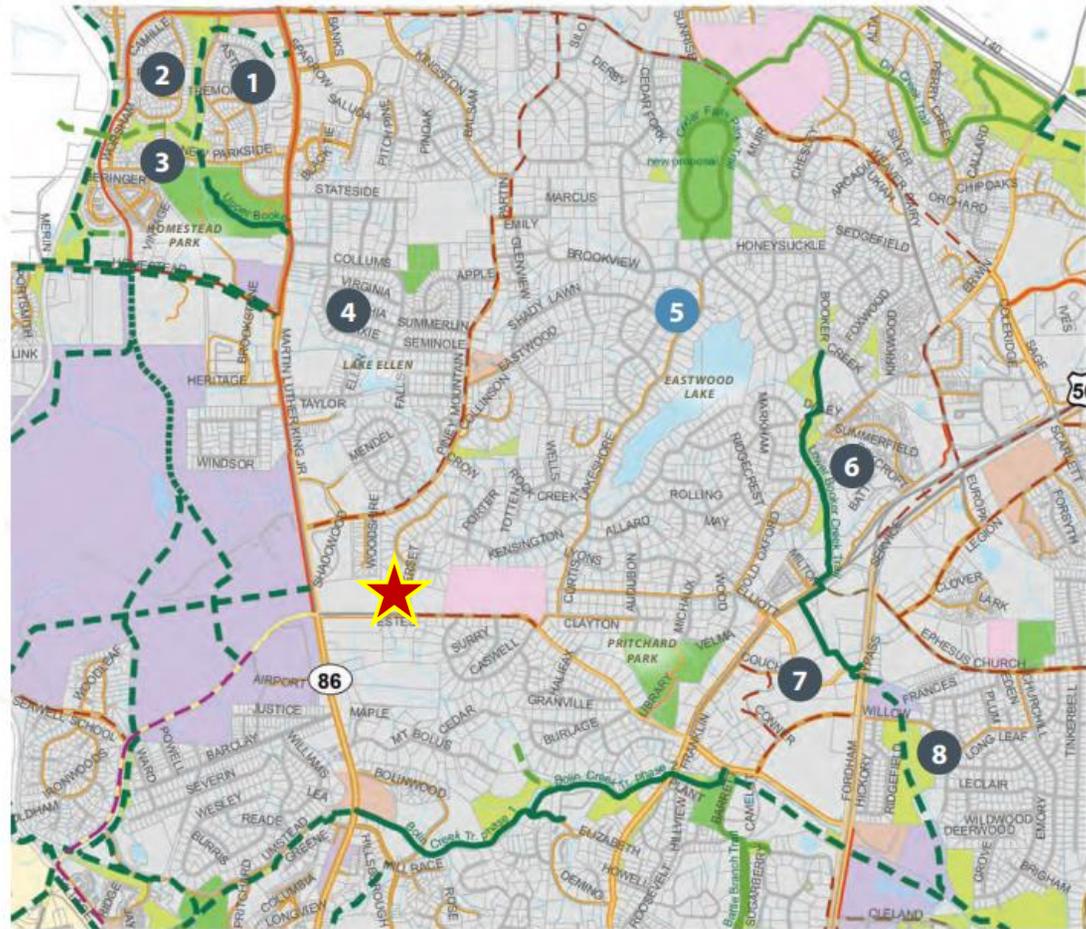


Legend		COMMUNITY PARK FACILITIES (Community Park Serving as Neighborhood Park)	
	Neighborhood Park	1	HOMESTEAD PARK
	Service Radius 1/2 Mile	2	CEDAR FALLS PARK
	Community Park Serving as Neighborhood Park	3	COMMUNITY CENTER PARK
	Proposed Neighborhood Park 1/2 Mile radius	4	SOUTHERN COMMUNITY PARK
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

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## Greenways Master Plan (Excerpt)



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

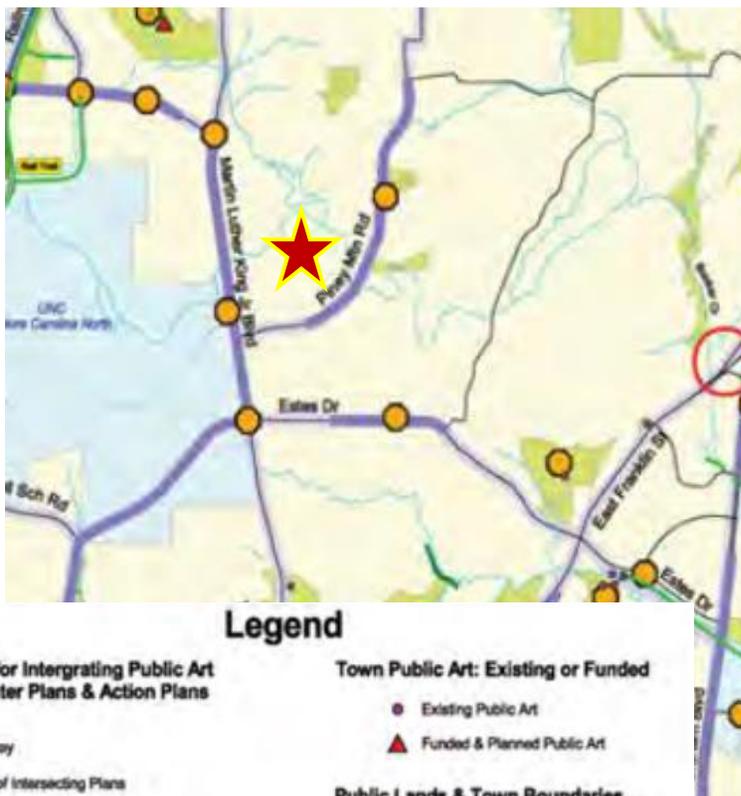


MAP 4.6 - BOOKER CREEK TRAIL

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Cultural Arts 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 (Adapted 9-14-05)

### Town Public Art: Existing or Funded

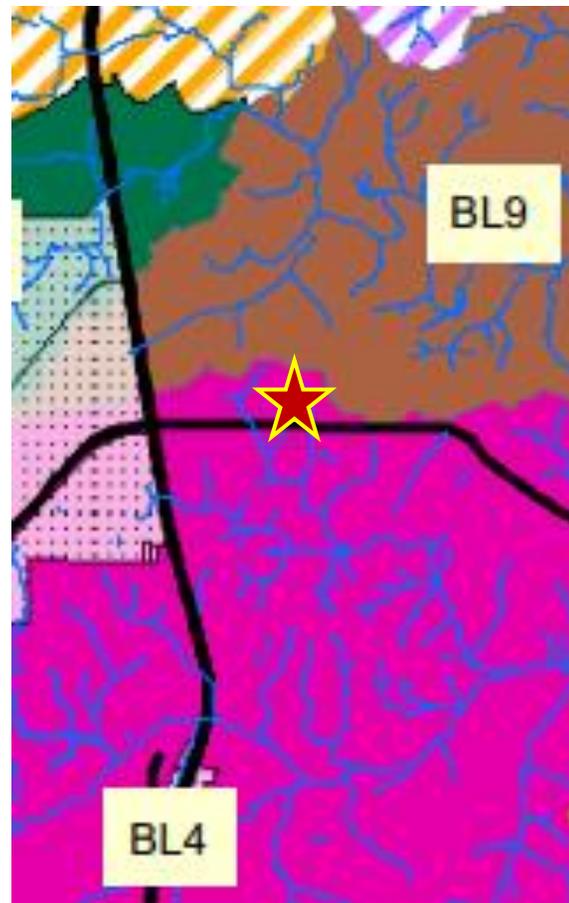
- Existing Public Art
- Funded & Planned Public Art

### Public Lands & Town Boundaries

- Town Owned Land
- UNC Owned Land
- Chapel Hill Town Limits
- Chapel Hill Urban Services Boundary



## Stormwater Management Master Plan (Excerpt)



ID	Basin Name
BL2	Upper Bolin Creek
BL3	Horace Williams
BL4	Middle Bolin Creek
BL5	Lower Bolin Creek
BL6	Booker Headwaters
BL7	Crow Branch
BL8	Cedar Fork
BL9	Eastwood Lake
BL10	Lower Booker Creek