



CONCEPT PLAN REVIEW: JAY STREET APARTMENTS, 66 JAY STREET (PROJECT #21-027)

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Colleen Willger, Director
 Judy Johnson, Assistant Director
 Becky McDonnell, Planner II

PROPERTY ADDRESS	MEETING DATE	APPLICANT
66 Jay Street	June 21, 2021	Taft-Mills Group, LLC, on behalf of Town of Chapel Hill
STAFF RECOMMENDATION		
That the Council adopt the resolution transmitting comments to the applicant regarding the proposed development.		
PROCESS	DECISION POINTS	
<ul style="list-style-type: none"> The Council will hear the applicant’s presentation, receive comments from the Community Design Commission, Housing Advisory Board, and Town Urban Designer, 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 May 10, 2021. The Housing Advisory Board reviewed a concept plan for this site on May 11, 2021. 	<ul style="list-style-type: none"> A Special Use Permit (SUP) or Conditional Zoning review is typically required for the formal application. Alternatively, the applicant could request a Development Agreement. The applicant has been advised to discuss their preferred process with Council tonight. 	
PROJECT OVERVIEW	PROJECT LOCATION	
<p>The 7.5-acre site consists of a parcel situated south and west of Jay Street, to the east of the Southern Railroad right-of-way and is south of Village West. The site is currently zoned Residential-3 (R-3) and is mostly wooded.</p> <p>The proposal is to construct two apartment buildings with approximately 48-52 dwelling units. The proposal is an affordable housing complex. The Town has entered into a Memorandum of Understanding and is negotiating an agreement with a development partner to develop affordable housing on this Town-owned property. The site contains approximately 1.9 acres of Resource Conservation District buffer area associated with the Tanyard Branch.</p>		
ATTACHMENTS	<ol style="list-style-type: none"> 1. Concept Plan Report 2. Draft Staff Presentation 3. Resolution A 4. Advisory Board Comments 5. Applicant Materials 6. Council Questions with Staff Responses 	



LONG-RANGE PLANS EVALUATION

Jay Street Apartments

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

PROPERTY ADDRESS 66 Jay Street	APPLICANT Taft-Mills Group, LLC on behalf of the Town of Chapel Hill	CURRENT ZONING DISTRICT Residential-3 (R-3)
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EXISTING LAND USE Vacant	PROPOSED LAND USE Multifamily Residential
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SURROUNDING PROPERTIES – EXISTING LAND USES


Mixture of Residential uses (single-family, townhomes, low-rise multifamily) as well as a cemetery to the north

FUTURE LAND USE MAP (FLUM) FOCUS AREA Not included	FLUM SUB-AREA Not applicable
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OTHER APPLICABLE ADOPTED PLANS

- | | |
|--|---|
| <input checked="" type="checkbox"/> Mobility and Connectivity Plan | <input checked="" type="checkbox"/> Cultural Arts Plan |
| <input checked="" type="checkbox"/> Parks Comprehensive Plan | <input checked="" type="checkbox"/> Stormwater Management Master Plan |
| <input checked="" type="checkbox"/> Greenways Master Plan | <input type="checkbox"/> West Rosemary Street Development Guide |
| <input checked="" type="checkbox"/> Chapel Hill Bike Plan | <input type="checkbox"/> Central West Small Area Plan |

SUMMARY OF PLAN CONSIDERATIONS AFFECTING JAY STREET SITE

Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of Jay Street property is marked with the  symbol.

Future Land Use Map (FLUM)

The Future Land Use Map (2050) was adopted on December 9, 2020. It supersedes the 2020 Land Use Plan.

- The project area is shown as Medium Residential, generally 4-8 units/acre.

Mobility and Connectivity Plan

- The site is located adjacent to the Northside Neighborhood Conservation District. There are existing sidewalks nearby.
- The Bolin Creek Greenway and Tanyard Branch Greenway are located nearby, as well as a proposed extension of the greenway along the Southern Railroad right of way.

Parks Comprehensive Plan

- The site falls in the Neighborhood Park Service Radius of Umstead Park, and in the Community Park Service Radius of the Community Center Park.
- No additional Neighborhood Parks or Community Parks are proposed in this area.

Greenways Master Plan

- The existing Bolin Creek Greenway and Tanyard Branch Greenway are nearby, and a greenway along the Southern Railroad right of way is proposed, adjacent to the site.

Chapel Hill Mobility and Connectivity Plan

- The Mobility and Connectivity Plan was adopted by Council in October 2020.

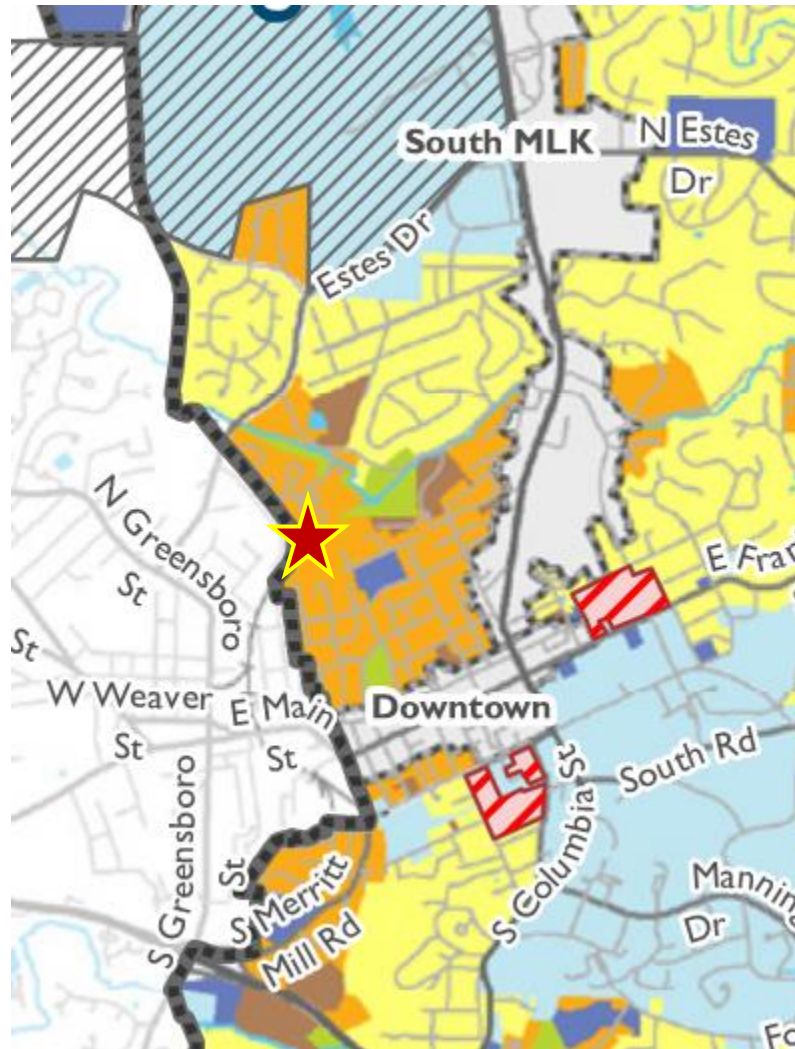
Cultural Arts Plan

- The Cultural Arts Plan identifies locations that are opportunities for integrating public art. No locations are proposed adjacent to this site.

Stormwater Management Master Plan

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

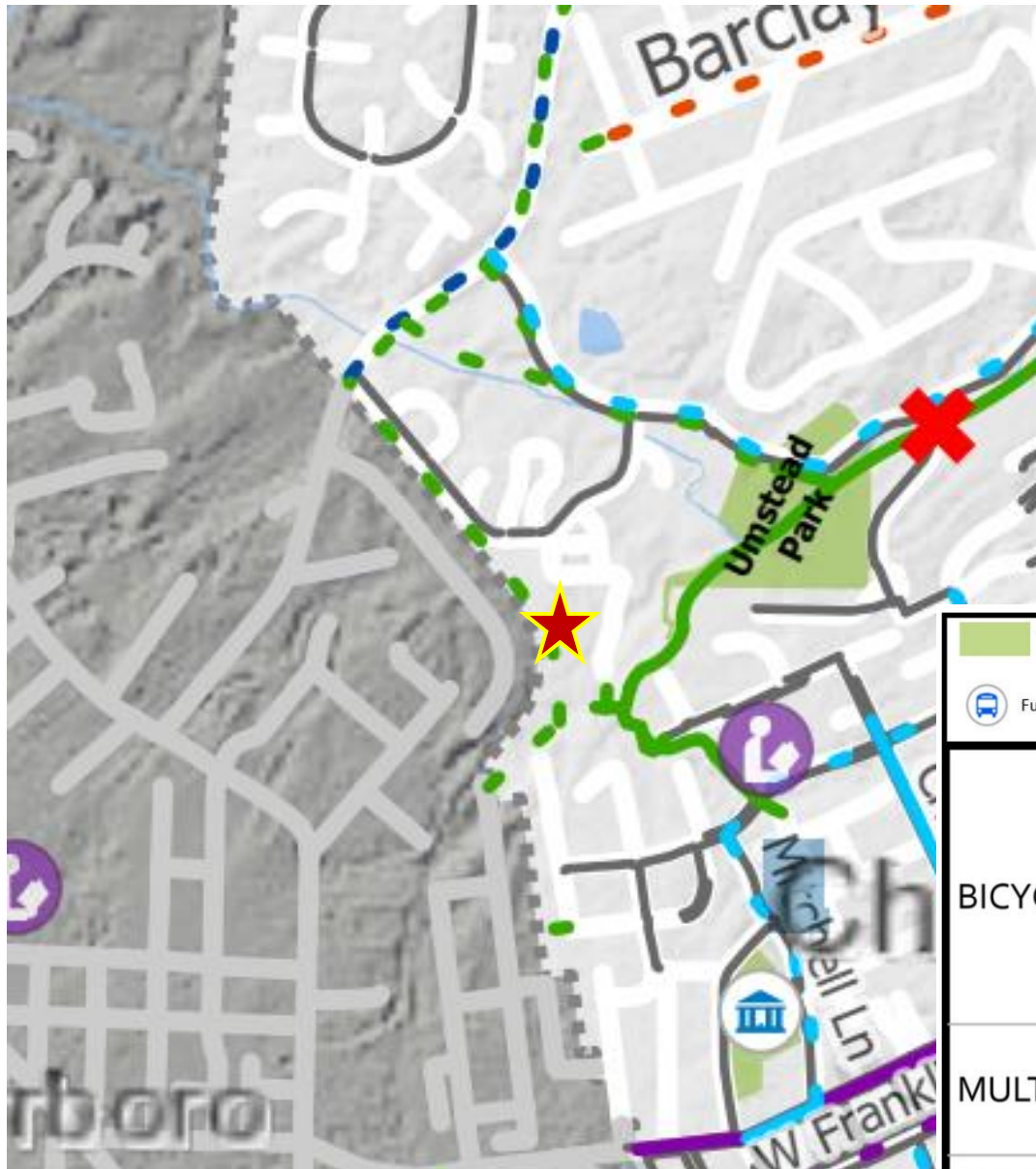
Future Land Use Map (Excerpt)



Chapel Hill Future Land Use Map (2050)

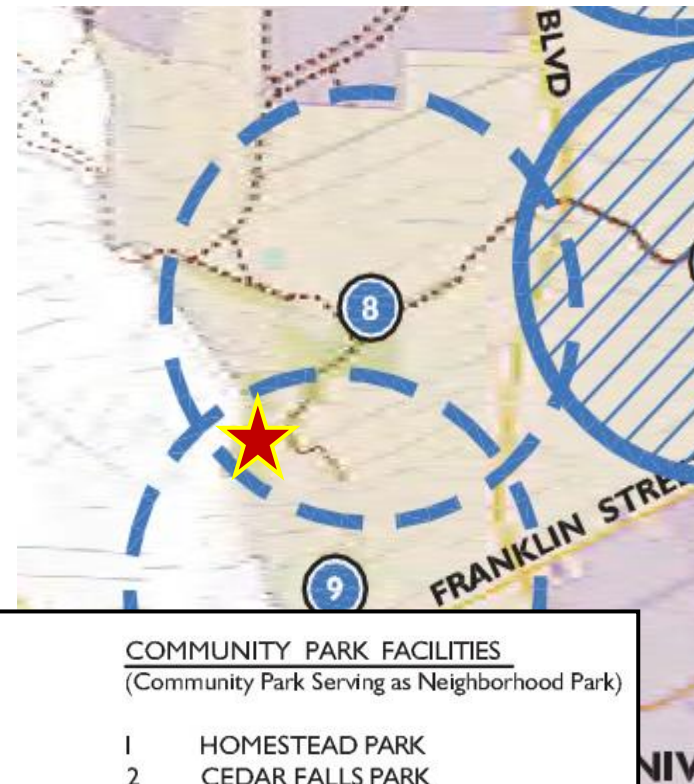
- Rural Residential, 1 unit / 5 acres
- Rural Residential, 1 unit / acre
- Very low residential, 1 unit / acre
- Low Residential, Generally 1-4 units / acre
- Medium Residential, Generally 4-8 units / acre
- High Residential, Generally 8-15+ units / acre
- Commercial / Office
- Mixed Use
- Village Center
- Institutional
- University
- Parks/Open Space
- Former Landfill
- Subject to Development Agreement
- Traditional University Supportive Uses

Mobility & Connectivity Plan (Excerpt)



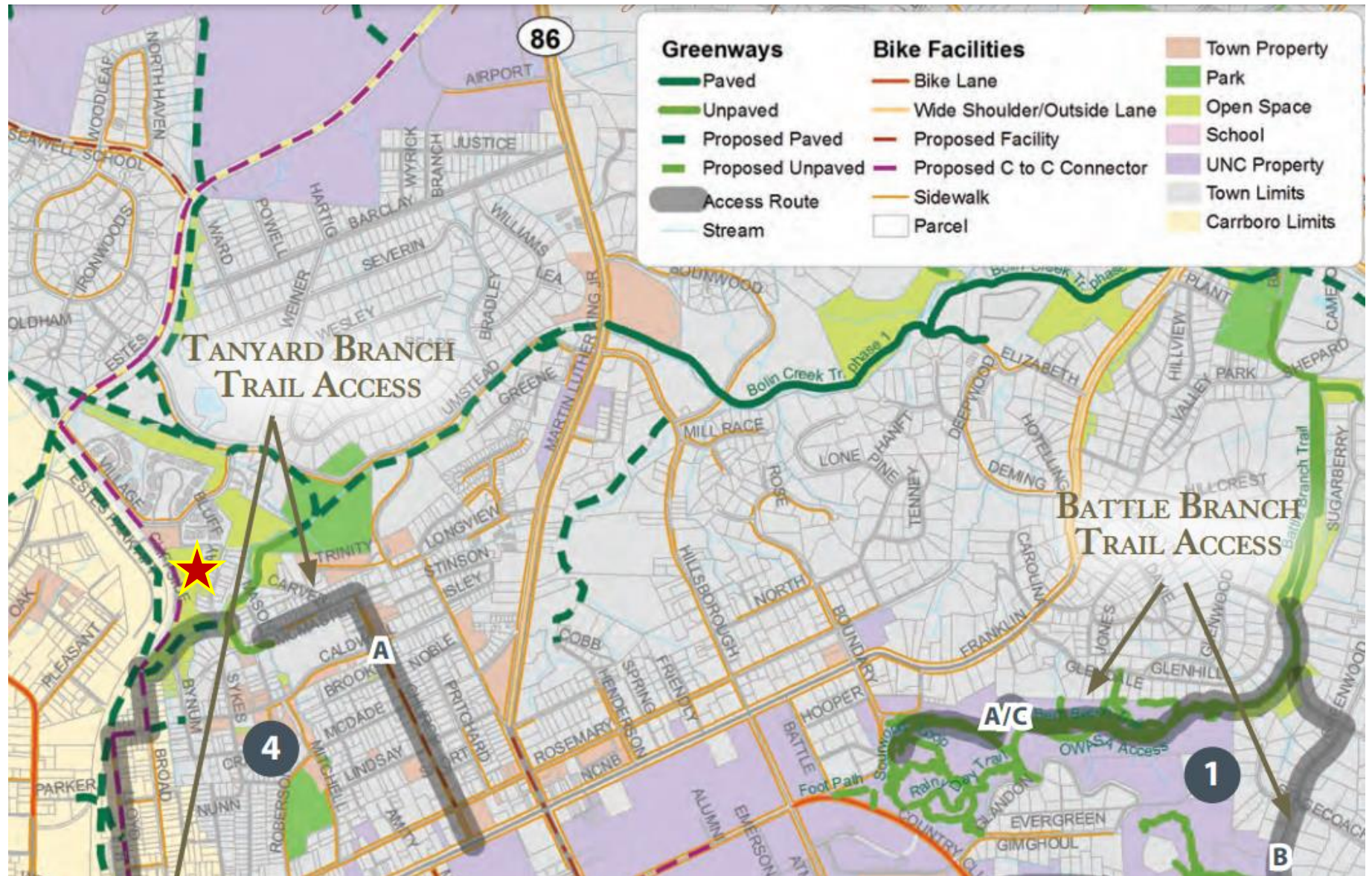
	Town park		UNC campus		Major development		Other park
	Future BRT		Crosswalk improvement		Existing underpass		Proposed underpass/overpass
BICYCLE	EXISTING		Bike Lane	PROPOSED			
		Buffered/Protected Bike Lane					
		Sharrows					
		Signed Bike Route					
		On-Street Greenway Connector					
		Cycle Track					
MULTI-USE		Multi-Use Path/Greenway					
		Unpaved Greenway					
		ADA Trail					
PEDESTRIAN		Sidewalk					

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
	Chapel Hill Town Limits	<u>NEIGHBORHOOD PARK FACILITIES</u>	
	Community Park	5	NORTH FOREST HILLS PARK
	Service Radius 1.5 Mile	6	PRITCHARD PARK
	Proposed Community Park 1.5 Mile radius	7	EPHESUS PARK
	Chapel Hill Town Limits	8	UMSTEAD PARK
		9	HARGRAVES PARK
		10	OAKWOOD PARK
		11	MEADOWMONT PARK

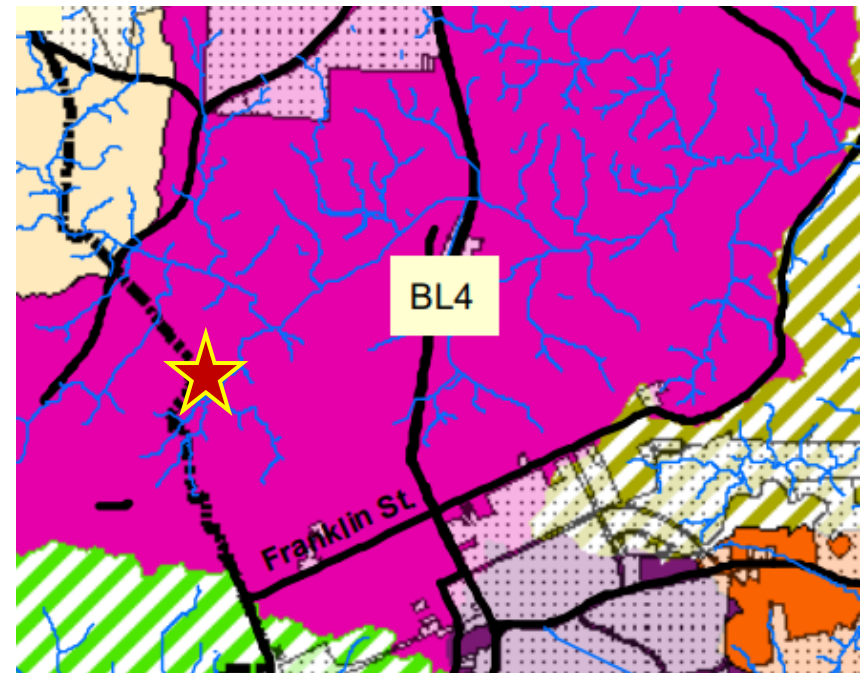
Greenways Master Plan (Excerpt)



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

