

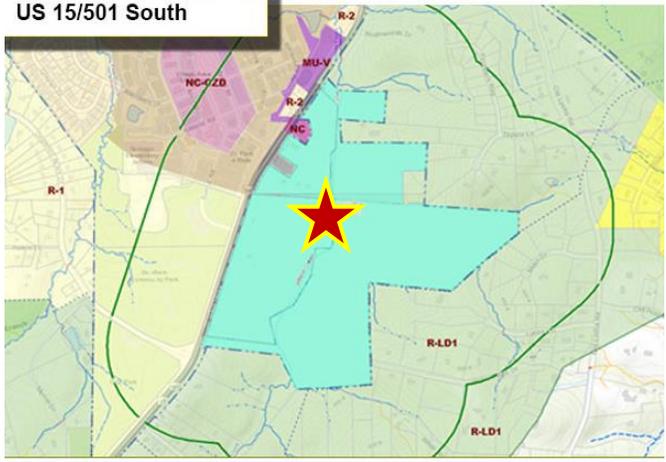
CONCEPT PLAN REPORT



CONCEPT PLAN REVIEW: SOUTH CREEK MIXED USE PROJECT, US 15/501 S (PROJECT #21-084)

SUMMARY REPORT

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

PROPERTY ADDRESS 4511 S. Columbia St. (US 15/501 S)	MEETING DATE January 12, 2022	APPLICANT Beechwood Obey Creek, LLC
STAFF RECOMMENDATION That the Council adopt the resolution transmitting comments to the applicant regarding the proposed development.		
PROCESS <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 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 they may take when and if the Council considers a formal application. Advisory Board review dates: <ul style="list-style-type: none"> Community Design Commission – December 16, 2021 Housing Advisory Board – January 11, 2022 Stormwater Management Utility Advisory Board – December 15, 2021 	DECISION POINTS <ul style="list-style-type: none"> The site is identified on the Future Land Use Map as ‘Subject to Development Agreement.’ The applicant is proposing to replace the existing Obey Creek Development Agreement (approved in 2015) with a new entitlement. 	
PROJECT OVERVIEW This approximately 120-acre site is located along US 15/501 S (South Columbia St), across from Southern Village and Southern Community Park. The site’s zoning district, DA-1, incorporates a Development Agreement for the previously approved Obey Creek project. There are a few existing dwellings, but otherwise the site is wooded and vacant. The applicant proposes to construct +/- 650 dwelling units, retail, office, and public amenities. The development would occur on +/- 40 acres, with the remainder of the site becoming a nature preserve. A perennial stream, Wilson’s Creek, runs through the site. The applicant has consulted with the Town’s Urban Designer. The proposed site plan incorporates elements from that consultation.	PROJECT LOCATION US 15/501 South 	
ATTACHMENTS	<ol style="list-style-type: none"> Long-Range Plans Evaluation Draft Staff Presentation Resolution A, transmitting comments to the applicant Advisory Board recommendations Applicant Materials 	



LONG-RANGE PLANS EVALUATION

South Creek Mixed-Use Project

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

PROPERTY ADDRESS US 15/501 S.	APPLICANT Beechwood Obey Creek, LLC.	CURRENT ZONING DISTRICT Development Agreement (DA-1)
EXISTING LAND USE Vacant Land-Wooded		PROPOSED LAND USE Multifamily Residential, Retail, Office
SURROUNDING PROPERTIES – EXISTING LAND USES Residential/Commercial (North), Rural Residential (South), Parks and Recreation (West), Rural Residential (East)		
FUTURE LAND USE MAP (FLUM) FOCUS AREA None		FLUM SUB-AREA None
OTHER APPLICABLE ADOPTED PLANS		
<input checked="" type="checkbox"/> Mobility and Connectivity Plan <input checked="" type="checkbox"/> Parks Comprehensive Plan <input checked="" type="checkbox"/> Greenways Master Plan <input checked="" type="checkbox"/> Chapel Hill Bike Plan <input checked="" type="checkbox"/> Cultural Arts Plan		<input checked="" type="checkbox"/> Stormwater Management Master Plan <input checked="" type="checkbox"/> Climate Action and Response Plan (NEW) <input type="checkbox"/> West Rosemary Street Development Guide <input type="checkbox"/> Central West Small Area Plan
SUMMARY OF PLAN CONSIDERATIONS AFFECTING SITE		
<p>Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of the site is marked with the symbol.</p>		
<u>Future Land Use Map (FLUM)</u>		
<ul style="list-style-type: none"> • The FLUM notes that the site is 'Subject to Development Agreement.' The applicant is proposing to replace the existing Obey Creek Development Agreement (approved in 2015) with a new entitlement. • Various elements of the Obey Creek Development Agreement are comparable to the long-range policy guidance provided for the FLUM Focus Areas, including the following: <ul style="list-style-type: none"> • Land Uses deemed appropriate include Multifamily Residential, Retail & Commercial, Office, and Hotel. • Building Heights could range from 3 to 8 stories, with lower heights along 15-501 and greater heights to the east. • Multiple street access points along 15-501 are appropriate. • Activated Street Frontages internal to the site are appropriate. • Preserved Open Space is an appropriate use for the Wilson Creek stream corridor and property to the east of the stream. • Transitions may be accomplished through reduced building height along 15-501, and open space along the other edges of the site. 		
<u>Mobility and Connectivity Plan</u>		
<ul style="list-style-type: none"> • A Multi-Use Path/Greenway is proposed along the 15-501 frontage. • An underpass or overpass is proposed to connect the site to Southern Village. • Future <i>Bus Rapid Transit (BRT) stations</i> are located within ½ mile of the site. The applicant should coordinate with Chapel Hill Transit for the latest information on BRT design, station locations and any potential connections. 		
<u>Parks Comprehensive Plan</u>		
<ul style="list-style-type: none"> • The site is within the Southern Community Park Service Area / Neighborhood Park Service Area. • No additional Neighborhood Parks or Community Parks are proposed in the vicinity of the site. 		

Greenways Master Plan

- A greenway is proposed to run along Wilson Creek through the site.

Chapel Hill Bike Plan

- Mapping of future bike facilities in the Bike Plan is superseded by the Mobility and Connectivity Plan. The Bike Plan provides some additional detail on facility design.

Cultural Arts Plan

- The Plan does not identify any opportunities for integrating public art on or adjacent to the site.

Stormwater Management Master Plan

- The site is located in the Wilson Creek Sub-Watershed. The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

Climate Action and Response Plan (NEW)

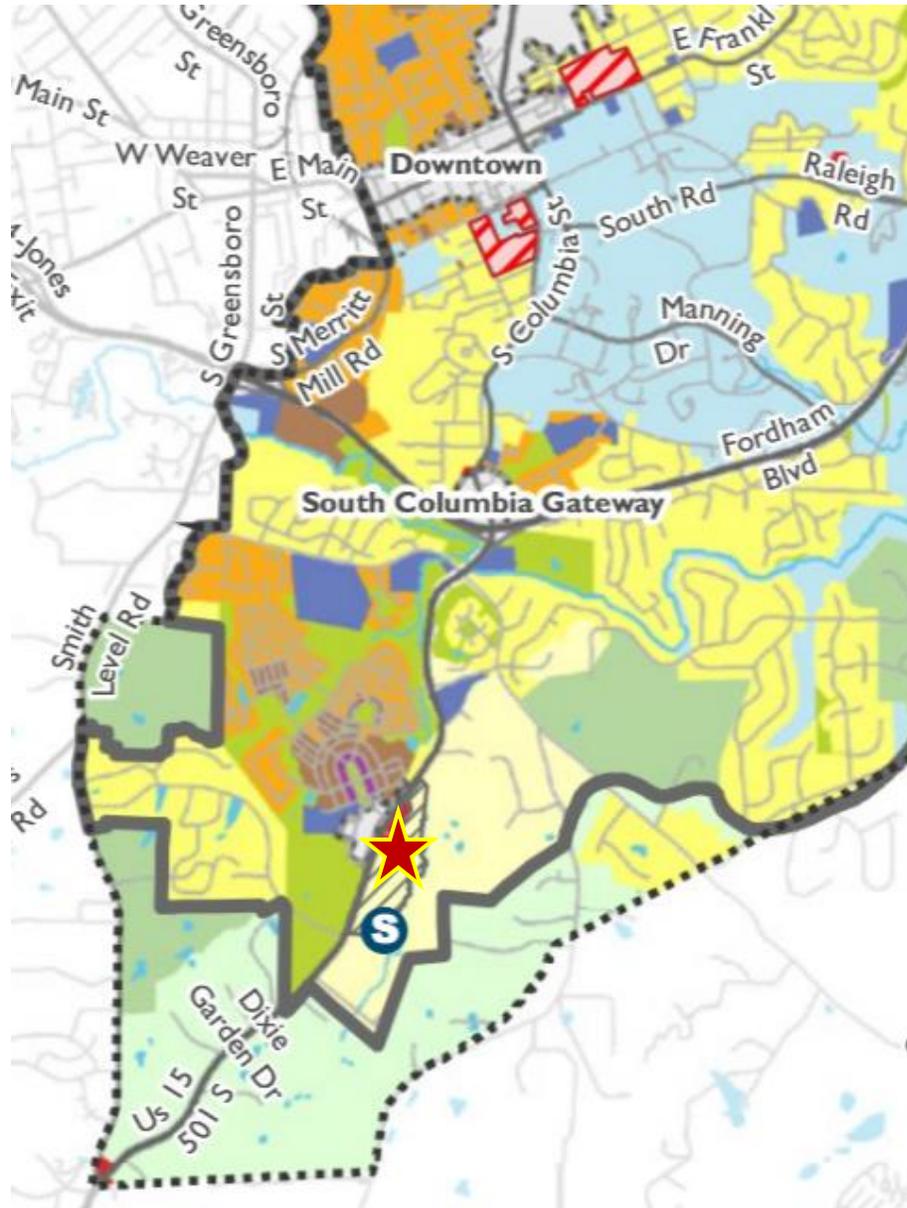
(Note: no map excerpt provided, as the Plan is generally text-based)

- Developing the site in accordance with the Future Land Use Map 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

CONCEPT PLAN REPORT – LONG RANGE PLANS EVALUATION

South Creek

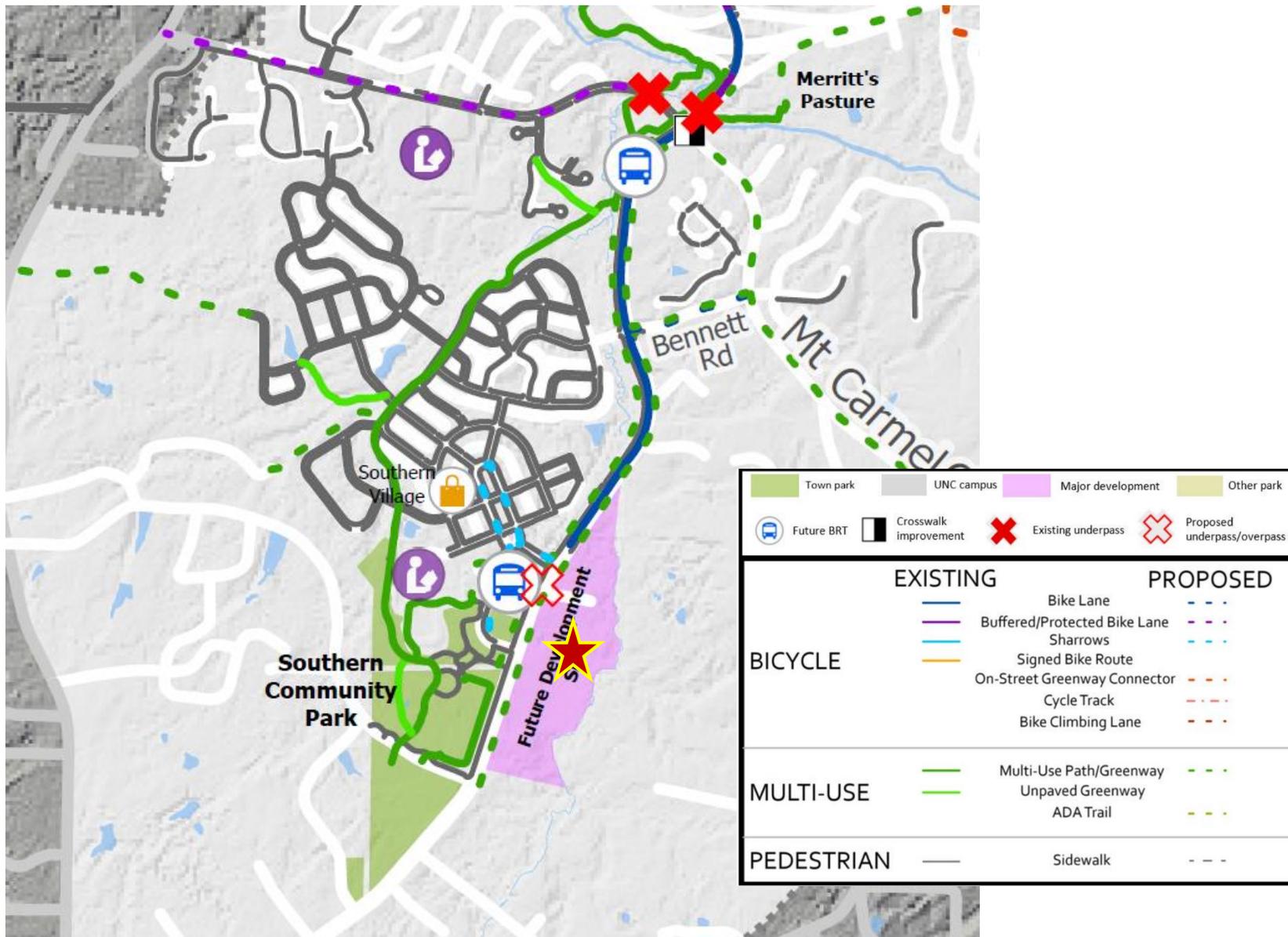
Future Land Use Map (Excerpt)



CONCEPT PLAN REPORT – LONG RANGE PLANS EVALUATION

South Creek

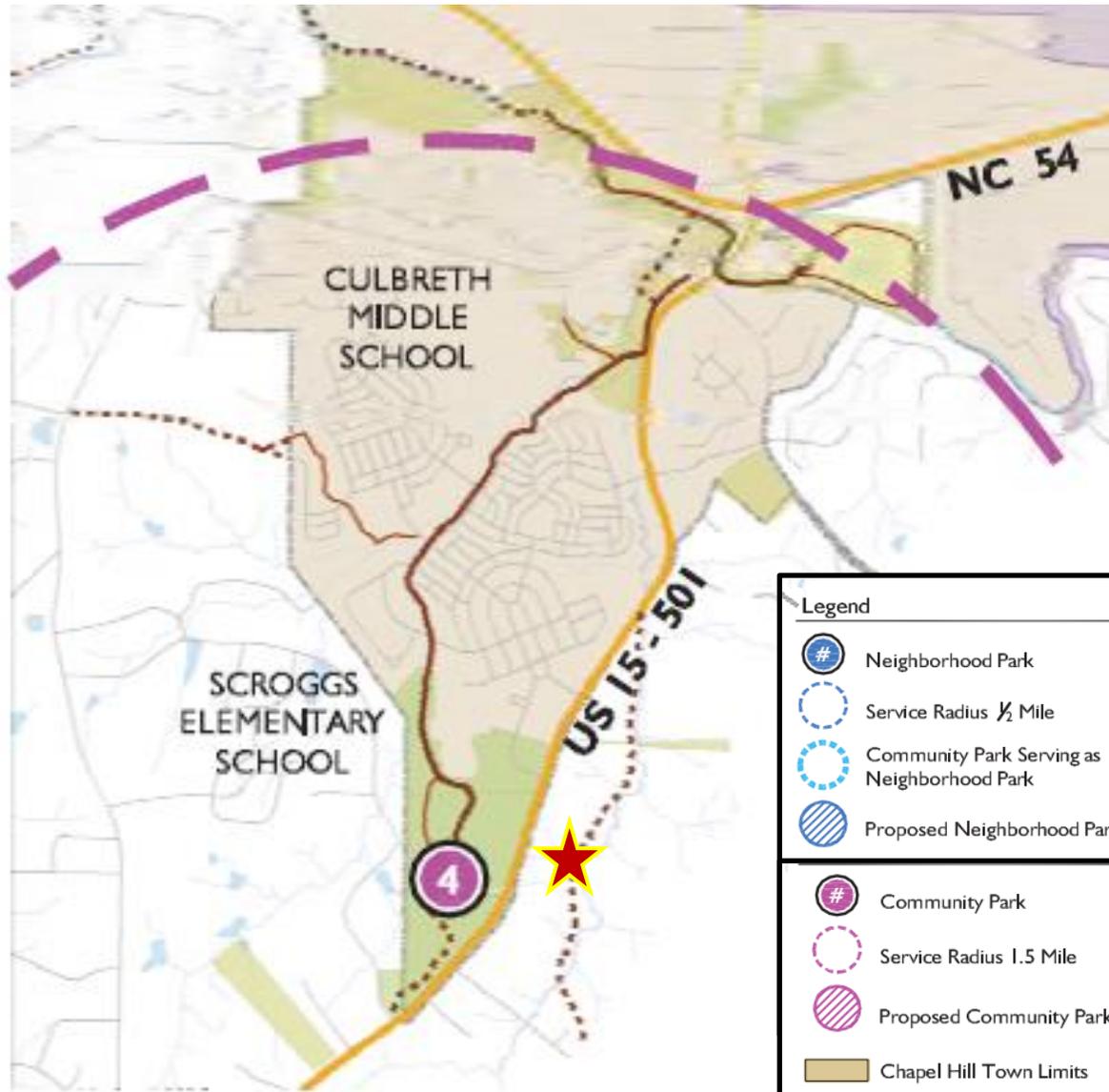
Mobility and Connectivity Plan (Excerpt)



CONCEPT PLAN REPORT – LONG RANGE PLANS EVALUATION

South Creek

Parks Comprehensive Plan (Excerpt)

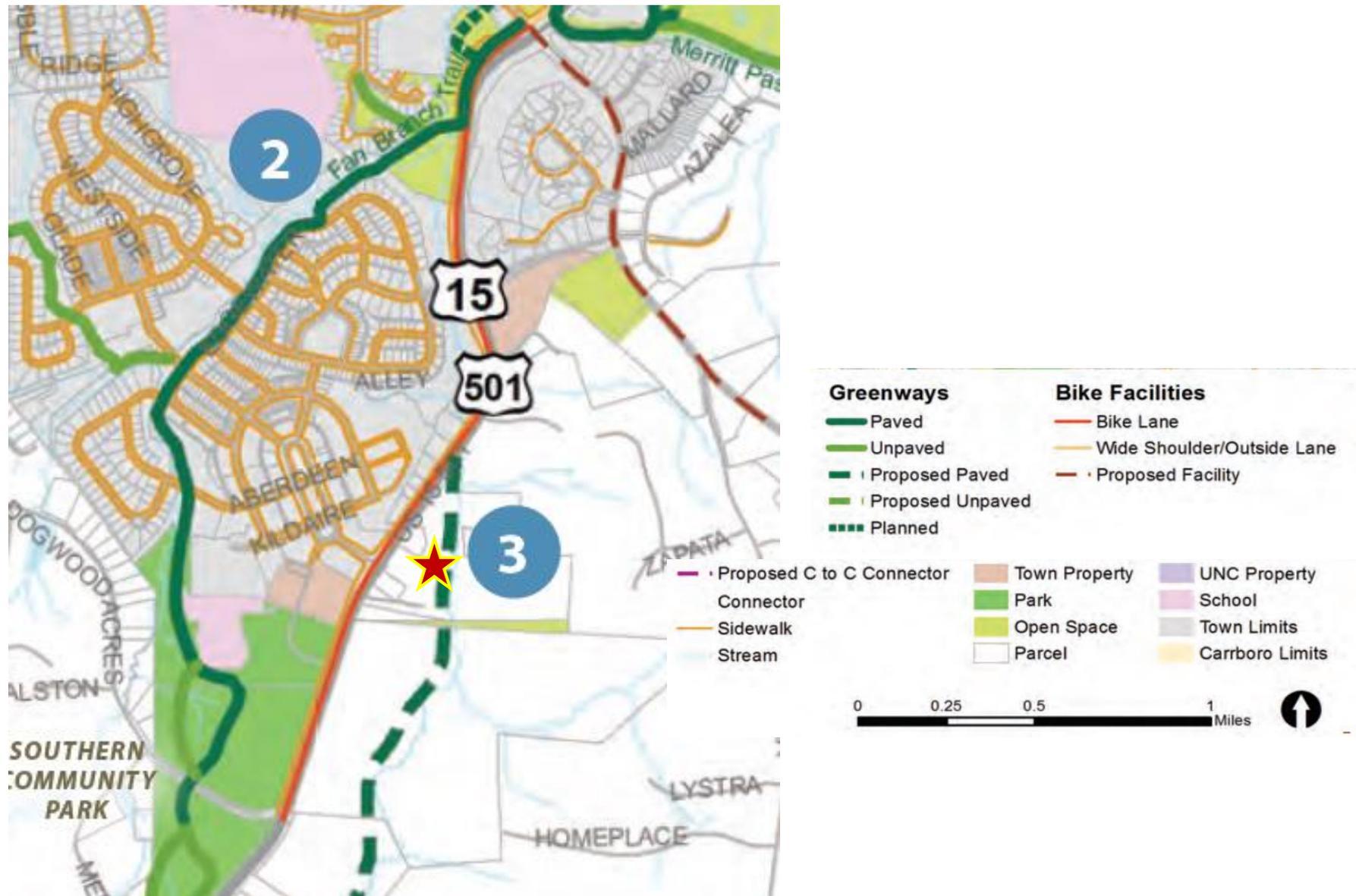


Legend		COMMUNITY PARK FACILITIES (Community Park Serving as Neighborhood Park)	
	Neighborhood Park	1	HOMESTEAD PARK
	Service Radius 1/2 Mile	2	CEDAR FALLS PARK
	Community Park Serving as Neighborhood Park	3	COMMUNITY CENTER PARK
	Proposed Neighborhood Park 1/2 Mile radius	4	SOUTHERN COMMUNITY PARK
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

CONCEPT PLAN REPORT – LONG RANGE PLANS EVALUATION

South Creek

Greenways Master Plan (Excerpt)



CONCEPT PLAN REPORT – LONG RANGE PLANS EVALUATION

South Creek

Cultural Arts Plan (Excerpt)



Legend

Opportunities for Intergrating 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



Stormwater Management Master Plan (Excerpt)

