



1165 Weaver Dairy Road – Concept Plan

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Planning Commission Meeting Date: March 4, 2025

Project Overview

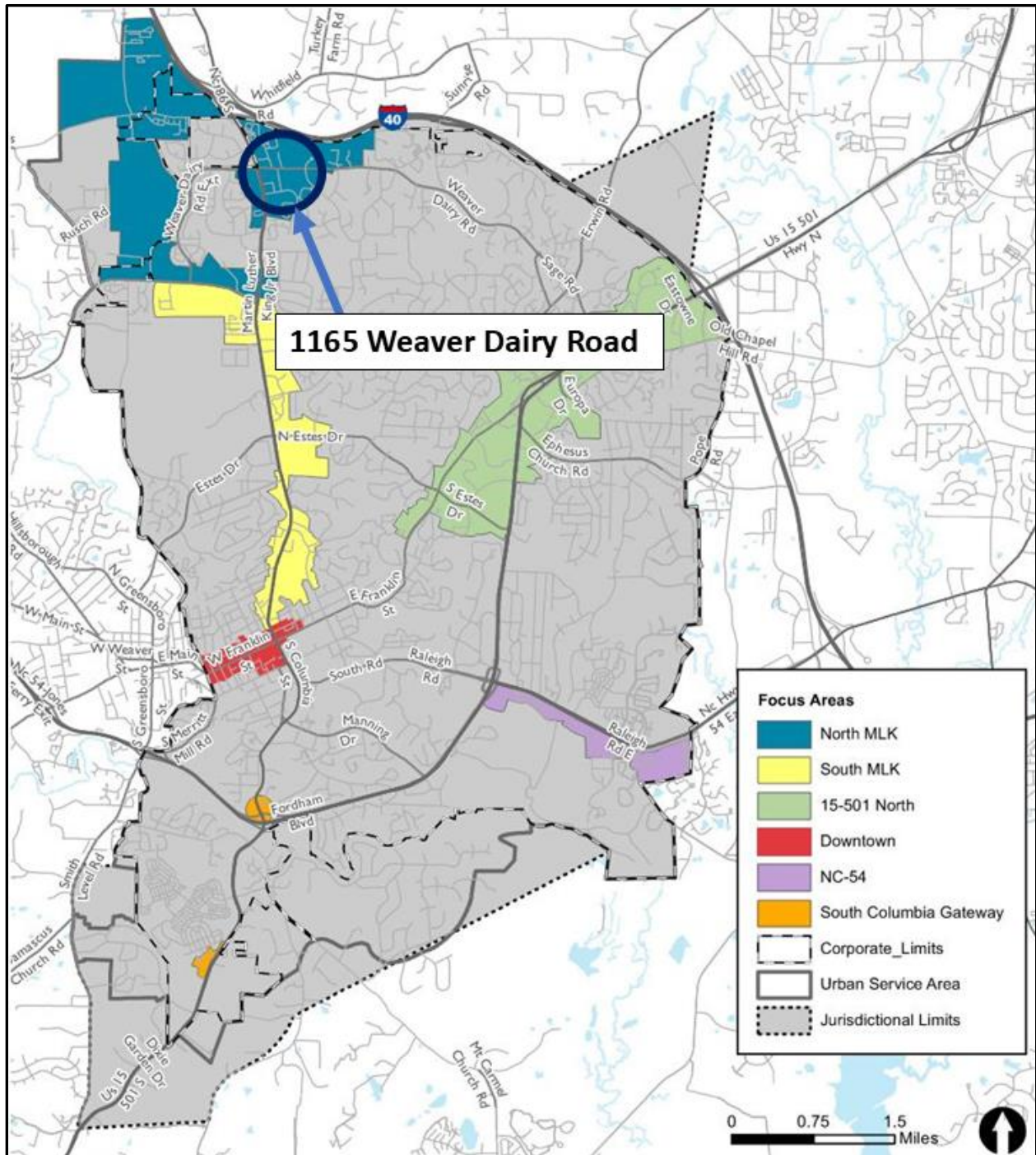
- Thomas & Hutton, on behalf of Comprop LLC, asks for feedback on a Concept Plan for a daycare center and 5 townhome units.
- The site is a 1.8 acre parcel on Weaver Dairy Road near Martin Luther King Jr Blvd. The daycare would be located closer to the street frontage, with surface parking behind and the townhomes on the south side of the property.
- The site is located in Sub Area D of the North MLK Focus Area, as shown on the Future Land Use Map.
- The daycare use will be a single story building and the townhomes will be 2-story.
- There are no streams or wetlands on site.

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 greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.	
<ul style="list-style-type: none"> • The property is a small infill site served by existing infrastructure. • The site is located within ¼ mile of existing transit stops and the proposed North-South Bus Rapid Transit (BRT) route. 	
Goal 1: Plan for the Future Strategically	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Future Land Use Map • Shaping Our Future
<ul style="list-style-type: none"> • The Future Land Use Map shows this site inside the North MLK Focus Area. • This Sub Area encourages a mix of uses including multifamily residential; mixed use developments that include offices, retail, and residential components; parks and green spaces as primary uses. Secondary uses include institutional and university-related buildings and townhomes. • Typical building heights are expected to be 4-6 stories. 	
Goal 2: Expand and Deliver New Greenways for Everyday Life	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Mobility & Connectivity Plan • Connected Roads Plan
<ul style="list-style-type: none"> • The site is served by several bus routes and is within ½ mile of the proposed North-South Bus Rapid Transit. • There are existing sidewalks and bike lanes along the site’s frontage. 	
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	

- Planning staff have discussed the Concept Plan with the Town's Urban Designer. Please see attached Urban Design Assessment.

Project Location



Attachments

Applicant Materials

1. Application and Narrative
2. Concept Plan
3. Urban Design Assessment