



LONG-RANGE PLANS EVALUATION

Weaver Dairy Road Residential

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

PROPERTY ADDRESS Weaver Dairy Road	APPLICANT McAdams, on behalf of Aspen TOPOC II Acquisitions, LLC	CURRENT ZONING DISTRICT Residential-3 (R-3)
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EXISTING LAND USE Vacant / Undeveloped	PROPOSED LAND USE Multifamily Residential
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SURROUNDING PROPERTIES – EXISTING LAND USES


I-40 freeway (North), Vacant/Undeveloped (East), Multifamily Residential (Southeast, West), Office (South, Southwest), Mobile Home Park (South)

FUTURE LAND USE MAP (FLUM) FOCUS AREA North MLK, JR Blvd	FLUM SUB-AREA D
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OTHER APPLICABLE ADOPTED PLANS

- | | |
|--|---|
| <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 (NEW) |
| <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 |
| <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 Weaver Dairy Rd. Residential is marked with the  symbol.

Future Land Use Map (FLUM)

- The project is located in the N MLK Jr Blvd Focus Area, Sub-Area D.
- Multifamily Residential is identified as one of the appropriate Primary land uses.
- Typical Height in the Sub-Area is 4-6 stories.
- No features are shown for Transitional Area, Activated Street Frontages, Proposed Connections, or Future Parks & Open Space impacting the site.
- The Mobile Home Park to the south is identified as a Sensitive Displacement Area.

Mobility and Connectivity Plan

- The site has minimal road frontage.
- Two greenways proposed on the Mobility Plan impact the site, running east-west. One would run along or near the southern property line, within the power easement. The second would run along or near I-40 and the northern property line.
- A future *Bus Rapid Transit station* is located within ¼ 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.

Parks Comprehensive Plan

- The site falls within the Community Park Service Areas for Cedar Falls and Homestead Park. The site does not fall within a Neighborhood Park Service Area.
- No additional Neighborhood Parks or Community Parks are proposed in the vicinity of the site.

Greenways Master Plan

- A segment of the North Trail runs east-west across the site, connecting to an existing trail near Perkins Drive and then running just south of I-40. This is consistent with the more expanded greenway trail network shown on the Mobility and Connectivity Plan.
- The applicant should **coordinate with Chapel Hill Parks & Recreation** for the latest information on trail alignment, design, and construction timing.

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

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

Stormwater Management Master Plan

- The site is mostly located in the Old Field Creek Subwatershed (NH1), with an eastern portion of the site located in the Cedar Fork Subwatershed (BL8). The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

Climate Action and Response Plan (NEW)

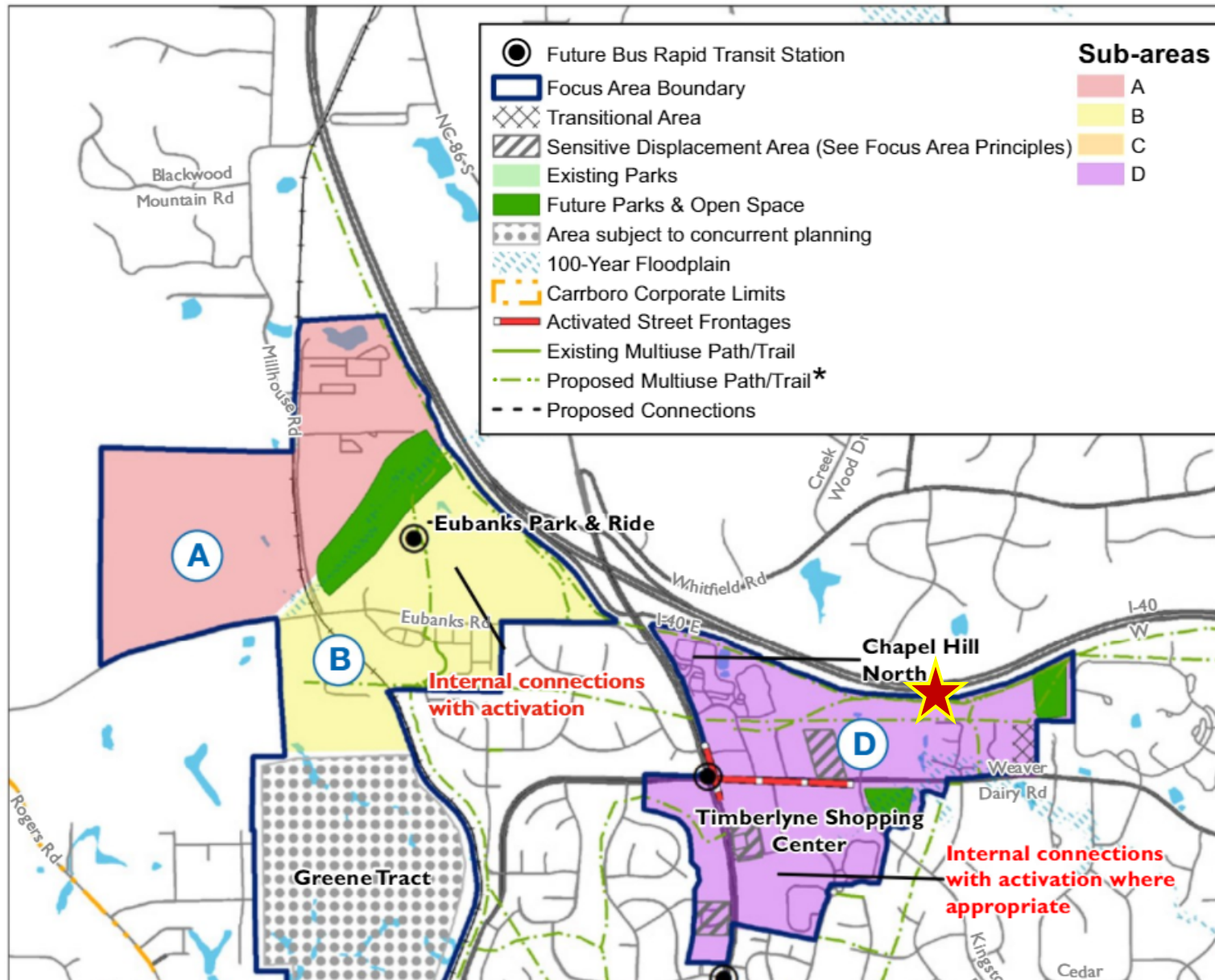
(Note: no map excerpt provided, as the Plan is generally text-based)

- 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

CONCEPT PLAN REPORT

Weaver Dairy Road Residential

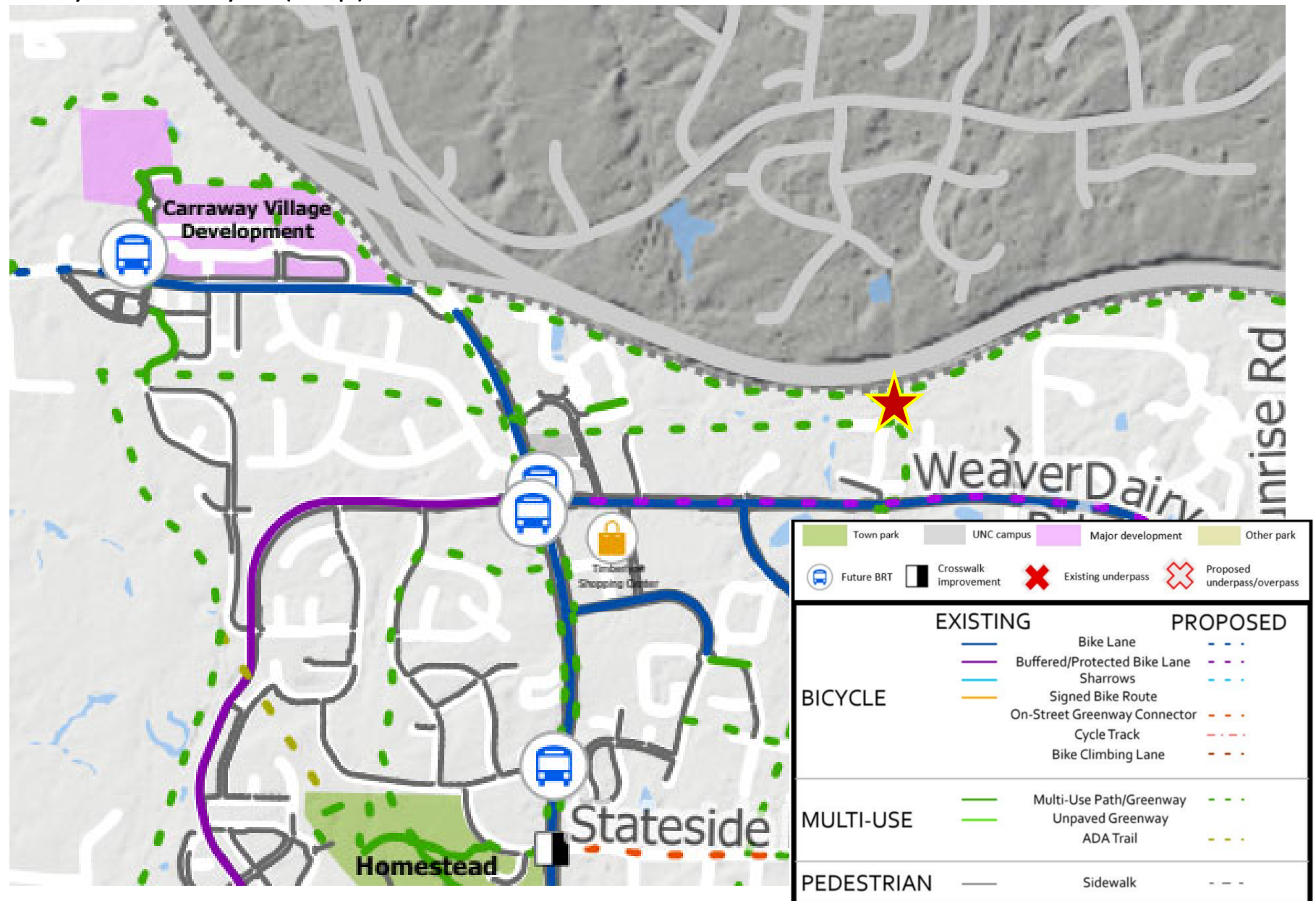
Future Land Use Map (Excerpt)



CONCEPT PLAN REPORT

Weaver Dairy Road Residential

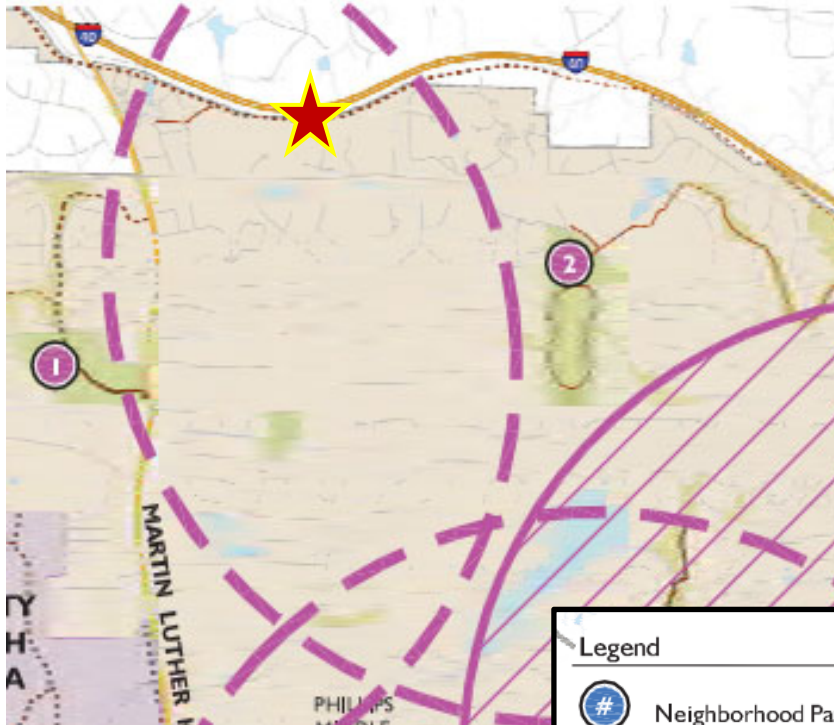
Mobility and Connectivity Plan (Excerpt)



CONCEPT PLAN REPORT

Weaver Dairy Road Residential

Parks Comprehensive Plan (Excerpt)



Legend

- Neighborhood Park
- Service Radius 1/2 Mile
- Community Park Serving as Neighborhood Park
- Proposed Neighborhood Park 1/2 Mile radius

- Community Park
- Service Radius 1.5 Mile
- Proposed Community Park 1.5 Mile radius
- Chapel Hill Town Limits

COMMUNITY PARK FACILITIES

(Community Park Serving as Neighborhood Park)

- 1 HOMESTEAD PARK
- 2 CEDAR FALLS PARK
- 3 COMMUNITY CENTER PARK
- 4 SOUTHERN COMMUNITY PARK

NEIGHBORHOOD PARK FACILITIES

- 5 NORTH FOREST HILLS PARK
- 6 PRITCHARD PARK
- 7 EPHESUS PARK
- 8 UMSTEAD PARK
- 9 HARGRAVES PARK
- 10 OAKWOOD PARK
- 11 MEADOWMONT PARK

CONCEPT PLAN REPORT

Weaver Dairy Road Residential

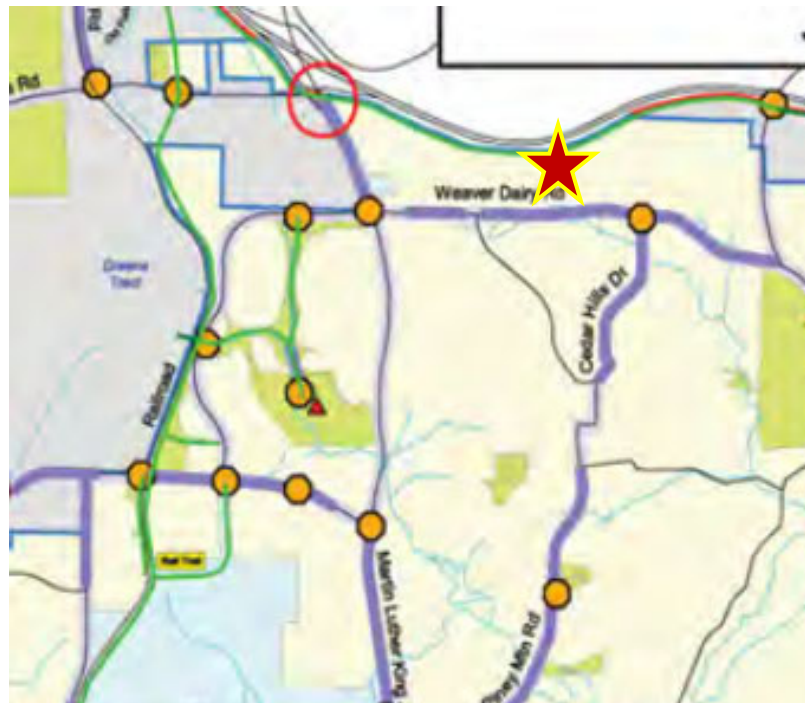
Greenways Master Plan (Excerpt)



CONCEPT PLAN REPORT

Weaver Dairy Road Residential

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 (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)

