




## LONG-RANGE PLANS EVALUATION

### Barbee Chapel Apartments

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

<b>PROPERTY ADDRESS</b> 5101 Barbee Chapel Road	<b>APPLICANT</b> McAdams, on behalf of Toll Bros.	<b>CURRENT ZONING DISTRICT</b> Residential 2 (R-2)										
<b>EXISTING LAND USE</b> Single Family Residential	<b>PROPOSED LAND USE</b> Multi-Family											
<b>SURROUNDING PROPERTIES – EXISTING LAND USES</b> Commercial (North), Res./Vacant Land Recently Proposed Concept Plan (South, East), Res./Vacant (West)												
<b>FUTURE LAND USE MAP (FLUM) FOCUS AREA</b> NC-54 Corridor	<b>FLUM SUB-AREA</b> A											
<b>OTHER APPLICABLE ADOPTED PLANS</b> <table border="0"><tr><td><input checked="" type="checkbox"/> Mobility and Connectivity Plan</td><td><input checked="" type="checkbox"/> Stormwater Management Master Plan</td></tr><tr><td><input checked="" type="checkbox"/> Parks Comprehensive Plan</td><td><input checked="" type="checkbox"/> Climate Action and Response Plan</td></tr><tr><td><input checked="" type="checkbox"/> Greenways Master Plan</td><td><input type="checkbox"/> West Rosemary Street Development Guide</td></tr><tr><td><input checked="" type="checkbox"/> Chapel Hill Bike Plan</td><td><input type="checkbox"/> Central West Small Area Plan</td></tr><tr><td><input checked="" type="checkbox"/> Cultural Arts Plan</td><td></td></tr></table>			<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	<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	
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<b>SUMMARY OF PLAN CONSIDERATIONS AFFECTING SITE</b> <p>Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of Barbee Chapel Apartments is marked with the  symbol.</p> <p><b><u>Future Land Use Map (FLUM)</u></b></p> <ul style="list-style-type: none"><li>• The project is located in the NC-54 Corridor Focus Area, Sub-Area A.</li><li>• Multifamily Residential is identified as one of the appropriate Primary land uses.</li><li>• Typical Height in the Sub-Area is 6 stories.</li><li>• Pearl Lane is shown being extended as an Activated Street Frontage. This means that buildings and civic space should engage with the street, with no off-street parking located in between.</li><li>• A Proposed Connection is shown, extending north-south through the site and connecting to Stancell Drive..</li></ul> <p><b><u>Mobility and Connectivity Plan</u></b></p> <ul style="list-style-type: none"><li>• The site fronts on Barbee Chapel Rd.</li><li>• There are no proposed bicycle or pedestrian facilities impacting the site.</li></ul>												

### **Parks Comprehensive Plan**

- No service areas for Neighborhood or Community Parks are noted for this site.
- No additional Neighborhood Parks or Community Parks are proposed in this area.

### **Greenways Master Plan**

- There are no proposed greenway facilities impacting this 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**

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

### **Stormwater Management Master Plan**

- The site is divided amongst the Little Creek Arm and Finley Subwatersheds. The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

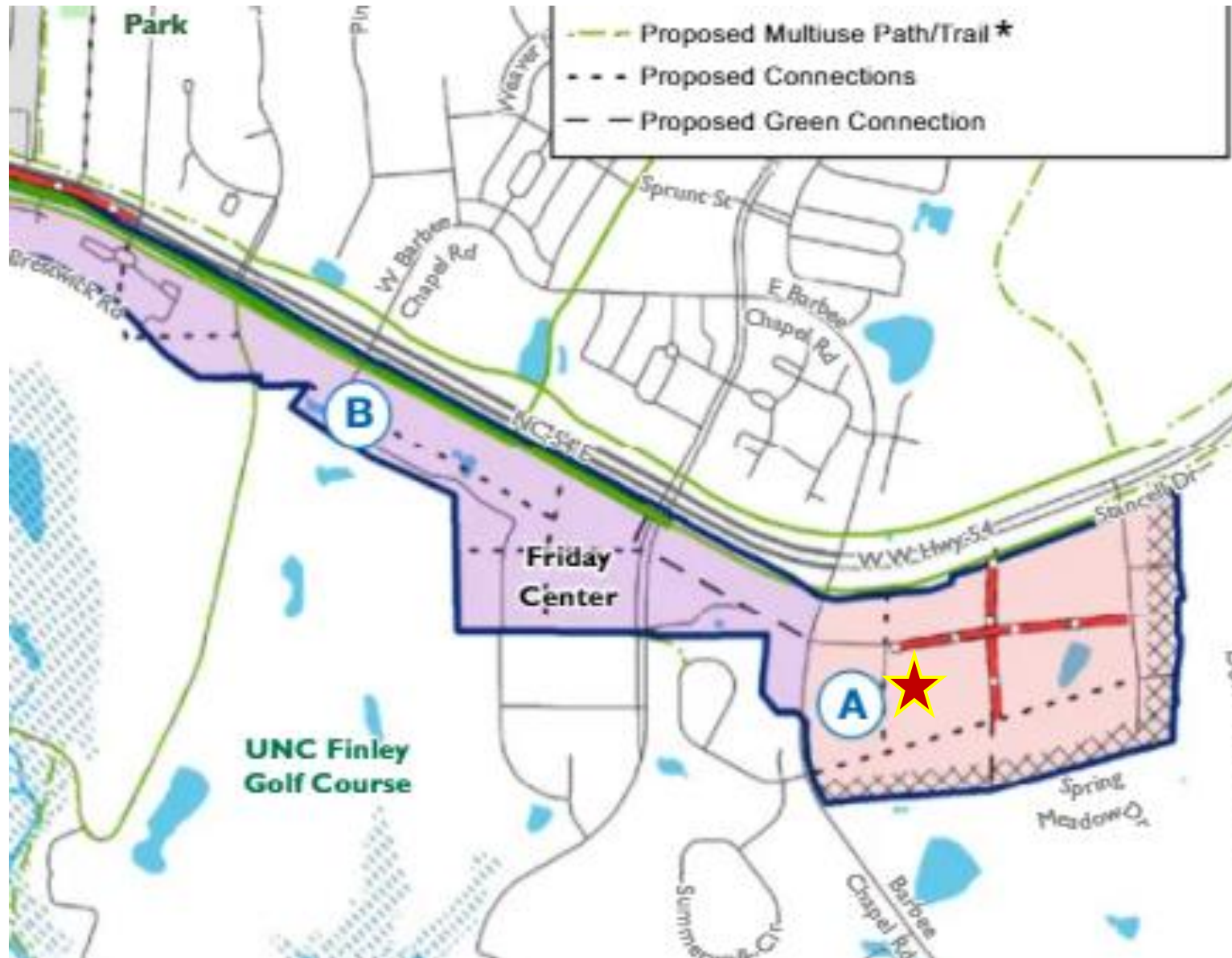
### **Climate Action and Response Plan** *(Note: no map excerpt provided, as the Plan is generally text-based)*

- 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

Barbee Chapel Apartments

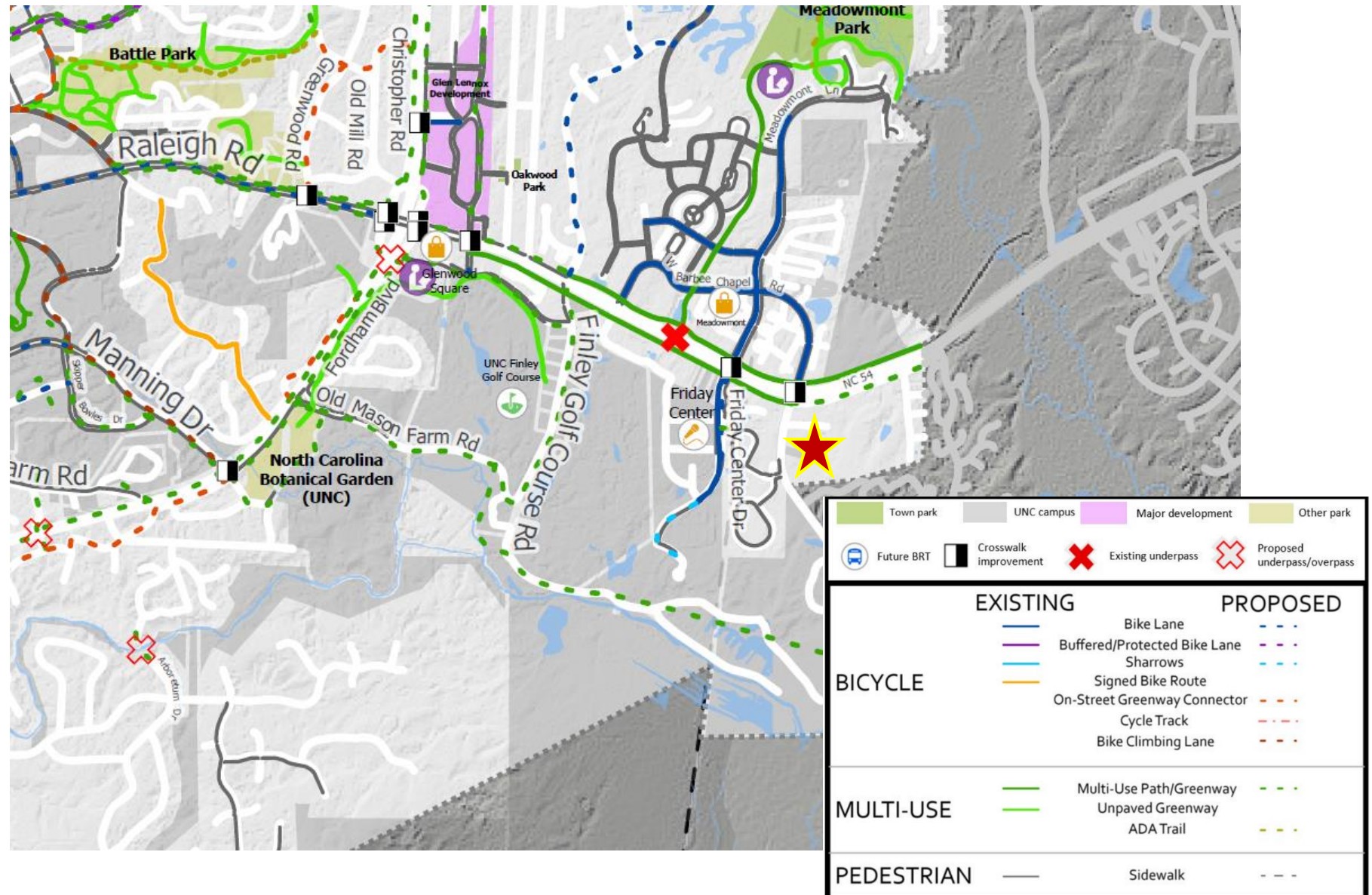
Future Land Use Map (Excerpt)



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## Barbee Chapel Apartments

### Mobility and Connectivity Plan (Excerpt)

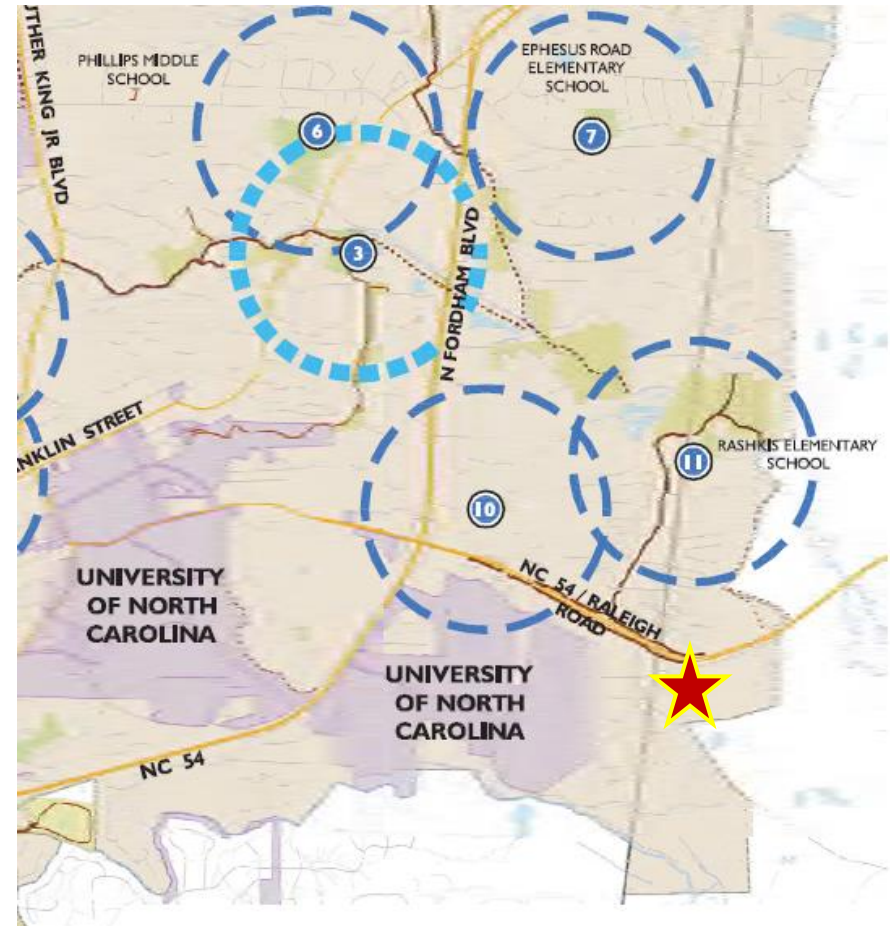




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Barbee Chapel Apartments

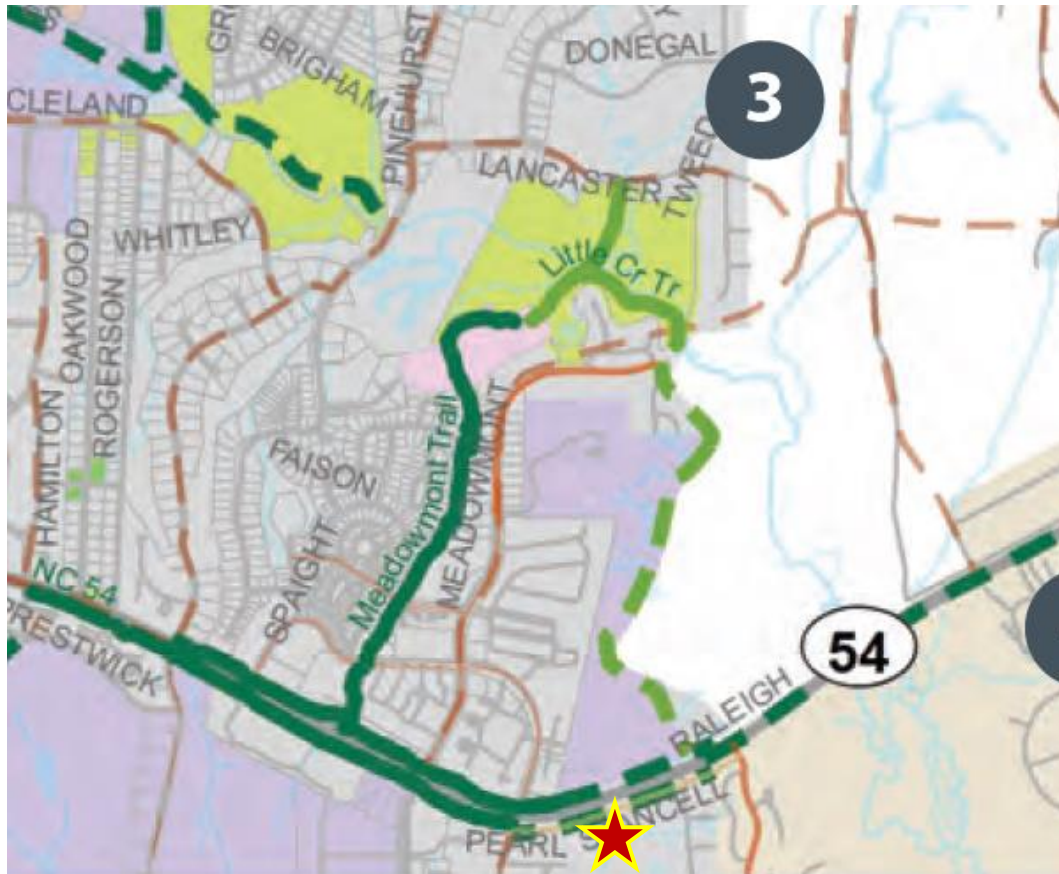
## Comprehensive Parks Plan (Excerpt)



# CONCEPT PLAN REPORT

Barbee Chapel Apartments

Greenways Master Plan (Excerpt)



# CONCEPT PLAN REPORT

Barbee Chapel Apartments

Cultural Arts Plan (Excerpt)



Stormwater Management Master Plan (Excerpt)

