

CONCEPT PLAN REPORT



Starpoint Refuel Market



LONG-RANGE PLANS EVALUATION

Starpoint Refuel Market

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

PROPERTY ADDRESS 1950 US Hwy. 15/501	APPLICANT McAdams, on behalf of Refuel Operating Company, LLC	CURRENT ZONING DISTRICT Neighborhood Commercial (NC), Res. Low Density (R-LD1)										
EXISTING LAND USE Convenience	PROPOSED LAND USE Convenience/Commercial											
SURROUNDING PROPERTIES – EXISTING LAND USES Single Family Res/Vacant (North), Commercial (South), Vacant (East), Institutional (West)												
FUTURE LAND USE MAP (FLUM) FOCUS AREA NA	FLUM SUB-AREA NA											
OTHER APPLICABLE ADOPTED PLANS <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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SUMMARY OF PLAN CONSIDERATIONS AFFECTING SITE <p>Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of Starpoint Refuel Market is marked with the  symbol.</p> <p><u>Future Land Use Map (FLUM)</u></p> <ul style="list-style-type: none">• The site is designated for Commercial/Office use. This land use designation establishes areas for a wide range of small-scale businesses, retail and restaurant establishments, institutions, services, medical/health services, and offices.•  The site falls outside of the FLUM Focus Areas, meaning only general land use guidance is provided. <p><u>Mobility and Connectivity Plan</u></p> <ul style="list-style-type: none">• There are no proposed bicycle or pedestrian facilities impacting this site. There are no proposed bicycle or pedestrian facilities impacting this site.												

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Parks Comprehensive Plan

- The site falls outside the Service Radius of existing and proposed parks.
- 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**

- NA

Cultural Arts Plan

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

Stormwater Management Master Plan

- 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

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Future Land Use Map (Excerpt)

