



## LONG-RANGE PLANS EVALUATION

### Cone-Kenfield Tennis Center

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

<b>PROPERTY ADDRESS</b> 251 Friday Center Drive	<b>APPLICANT</b> Chris Johnson, on behalf of UNC Chapel Hill	<b>CURRENT ZONING DISTRICT</b> Office Institutional 2 (OI-2)
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<b>EXISTING LAND USE</b> Tennis/Recreation	<b>PROPOSED LAND USE</b> Tennis/Recreation
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#### **SURROUNDING PROPERTIES – EXISTING LAND USES**


Commercial (North), Recreation (South), Commercial (East, West)

<b>FUTURE LAND USE MAP (FLUM) FOCUS AREA</b> NA	<b>FLUM SUB-AREA</b> NA
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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  |
| <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 UNC Tennis is marked with the  symbol.

##### **Future Land Use Map (FLUM)**

- The site is designated for University use. This land use designation applies to UNC properties that are envisioned for various facilities according to the University's adopted Campus Master Plan.
- The site falls outside of the FLUM Focus Areas, meaning only general land use guidance is provided.

##### **Mobility and Connectivity Plan**

- 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. 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 located in the Finley Subwatershed, with an eastern portion of the site located in the Finley. The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

### **Climate Action and Response Plan**

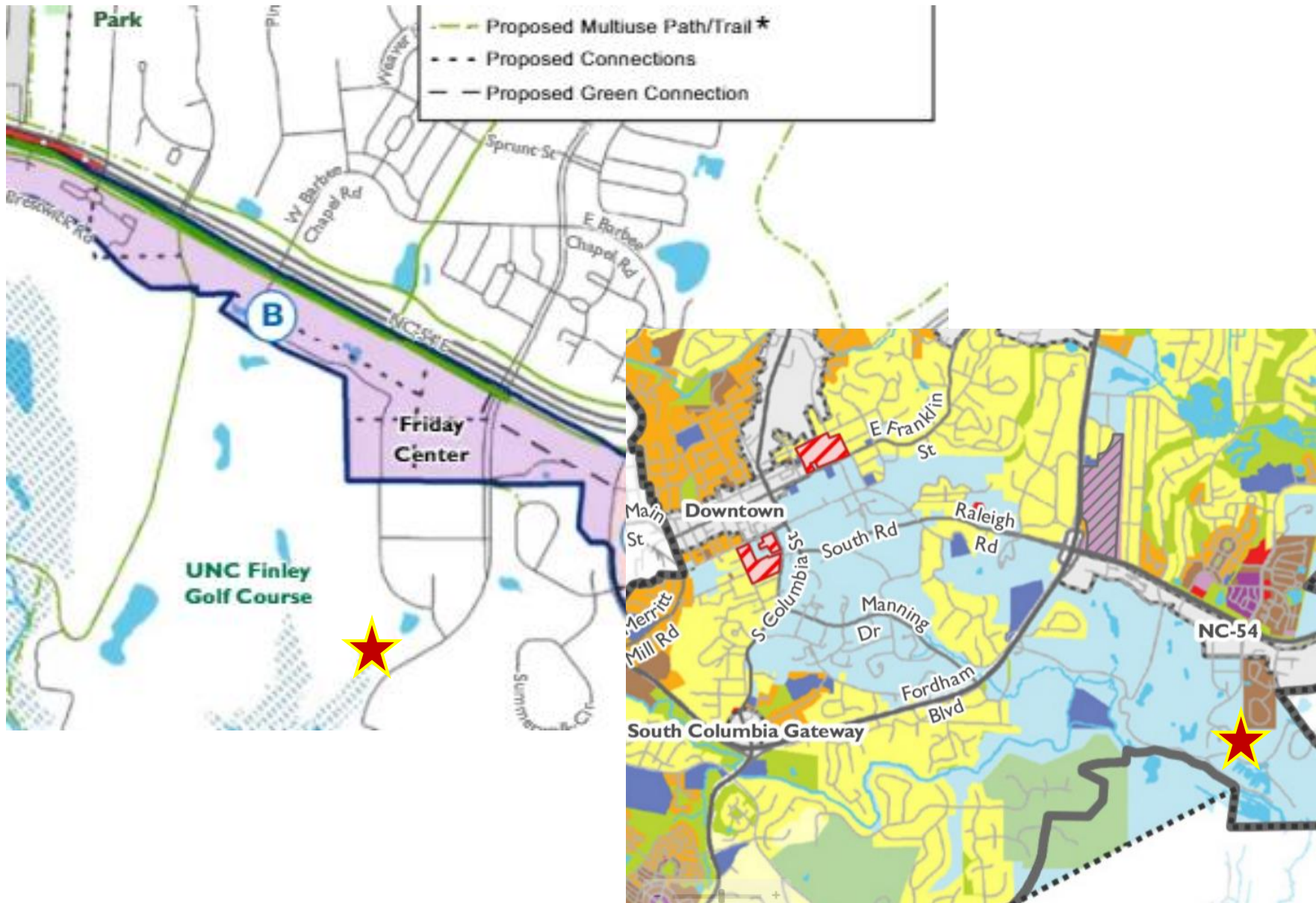
*(Note: no map excerpt provided, as the Plan is generally text-based)*

- 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

UNC Tennis

Future Land Use Map (Excerpt)

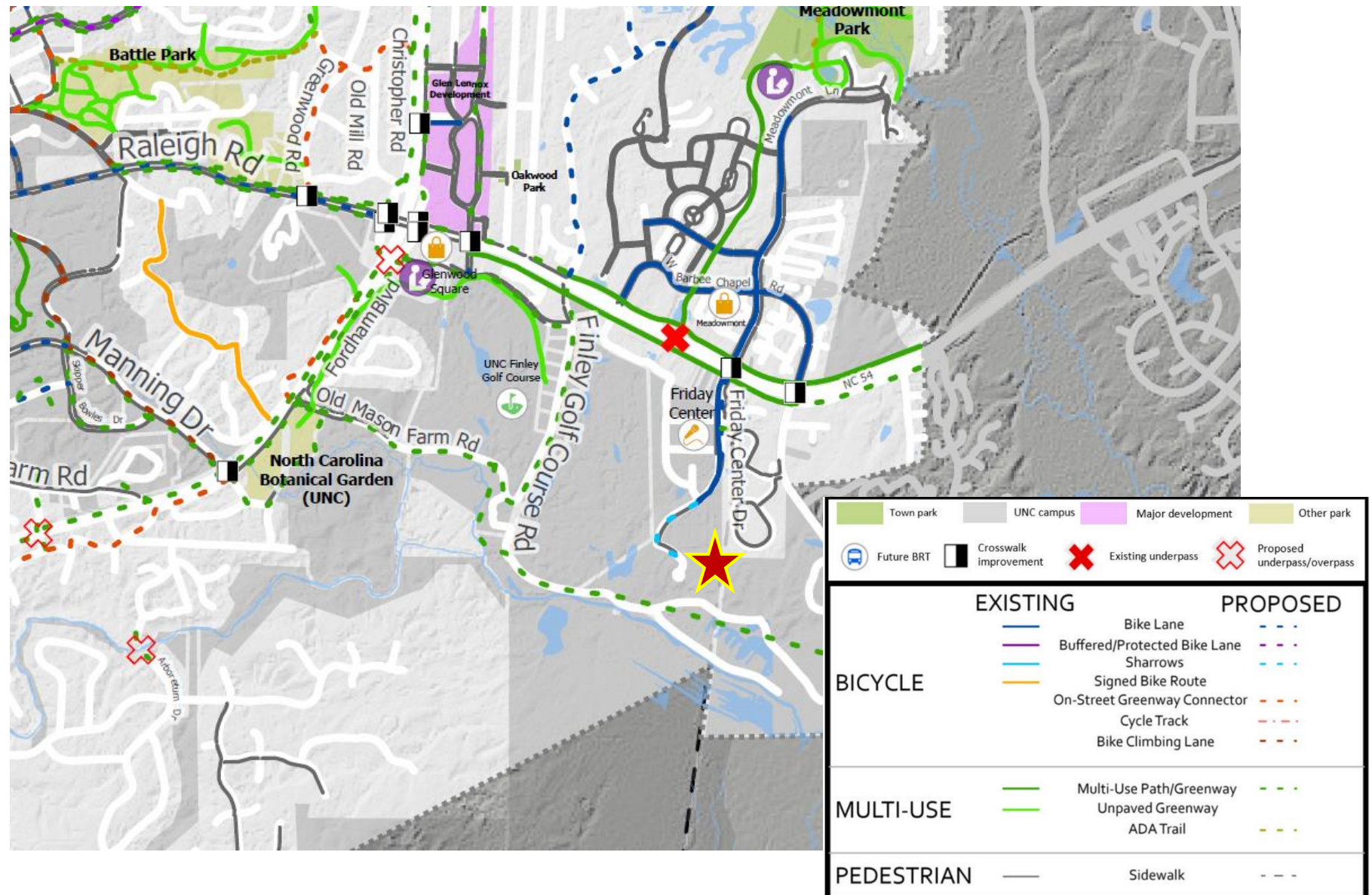




# CONCEPT PLAN REPORT

UNC Tennis

## Mobility and Connectivity Plan (Excerpt)



# CONCEPT PLAN REPORT

UNC Tennis

Cultural Arts Plan (Excerpt) Stormwater Management Master Plan (Excerpt)

