



LONG-RANGE PLANS EVALUATION

Huse Street Residential

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

PROPERTY ADDRESS 5503 Old Chapel Hill Road	APPLICANT CJT, on behalf of EB Capital Partners	CURRENT ZONING DISTRICT Residential 1 (R-1)
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EXISTING LAND USE Residential/Vacant	PROPOSED LAND USE Multi-Family
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SURROUNDING PROPERTIES – EXISTING LAND USES


Proposed Concept Plan/Redevelopment (North), Single Family Res. (South & East), Residential & Commercial (West)

FUTURE LAND USE MAP (FLUM) FOCUS AREA NA	FLUM SUB-AREA NA
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OTHER APPLICABLE ADOPTED PLANS

- | | |
|--------------------------------------------------------------------|-----------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Mobility and Connectivity Plan | <input checked="" type="checkbox"/> Cultural Arts Plan |
| <input checked="" type="checkbox"/> Parks Comprehensive Plan | <input checked="" type="checkbox"/> Stormwater Management Master Plan |
| <input type="checkbox"/> Greenways Master Plan | <input checked="" type="checkbox"/> Climate Action and Response Plan |
| <input type="checkbox"/> Chapel Hill Bike Plan | <input type="checkbox"/> West Rosemary Street Development Guide |
| | <input type="checkbox"/> Central West Small Area Plan |

SUMMARY OF PLAN CONSIDERATIONS AFFECTING ASPEN HEIGHTS SITE

Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of Huse Street Residential is marked with the  symbol.

Future Land Use Map (FLUM)

The Future Land Use Map was adopted on December 9, 2020. It supersedes the 2020 Land Use Plan.

- The site is designated for Low Residential use. Low residential areas can include detached single-family housing, accessory dwelling units, and attached housing types where supported by infrastructure.
- Density should be 1-4 units per acre. This is general limit - individual parcels may exceed the density if the character of the neighborhood is maintained.
- The site is located just outside of the North 15/501 Focus Area, adjacent to Sub-Area A, meaning only general land use guidance is provided.
- Other concept plans in this area that are located in Sub-Area A could extend additional study to this site.

Mobility and Connectivity Plan

- The site is located at the intersection of Old Chapel Hill Road and Pope Road.
- Bike lanes are proposed adjacent to the site along Old Chapel Hill Road (currently under construction) and along Pope Road.

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

- The Cultural Arts Plan identifies nearby locations that are opportunities for integrating public art.
- The applicant should **coordinate with Chapel Hill Community Arts & Culture** for more information on appropriate landscape and artistic treatments in this corridor.

Stormwater Management Master Plan

- The site is located in the Clark Lake Subwatershed. The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

Climate Action and Response Plan

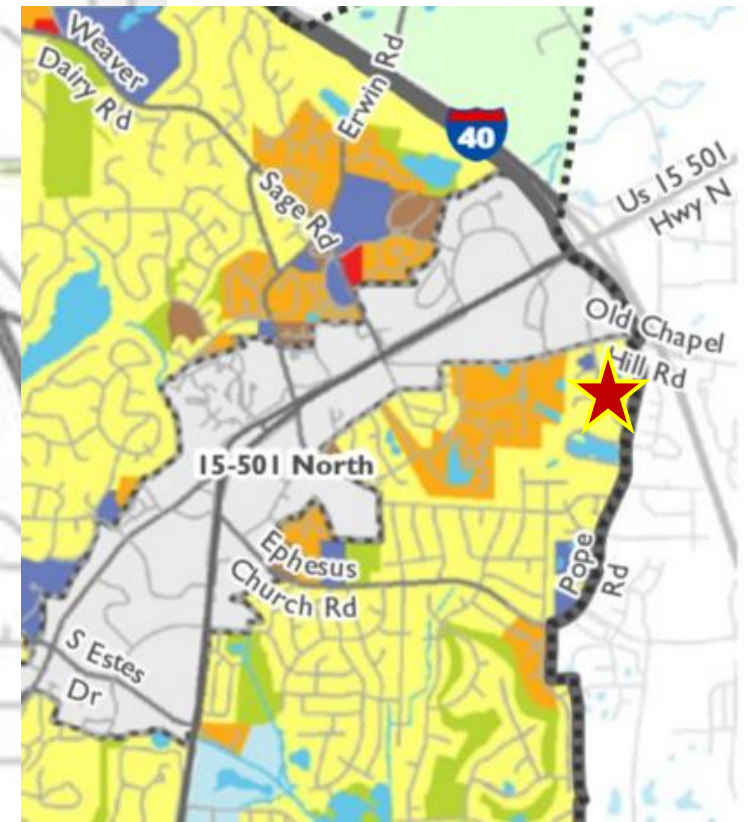
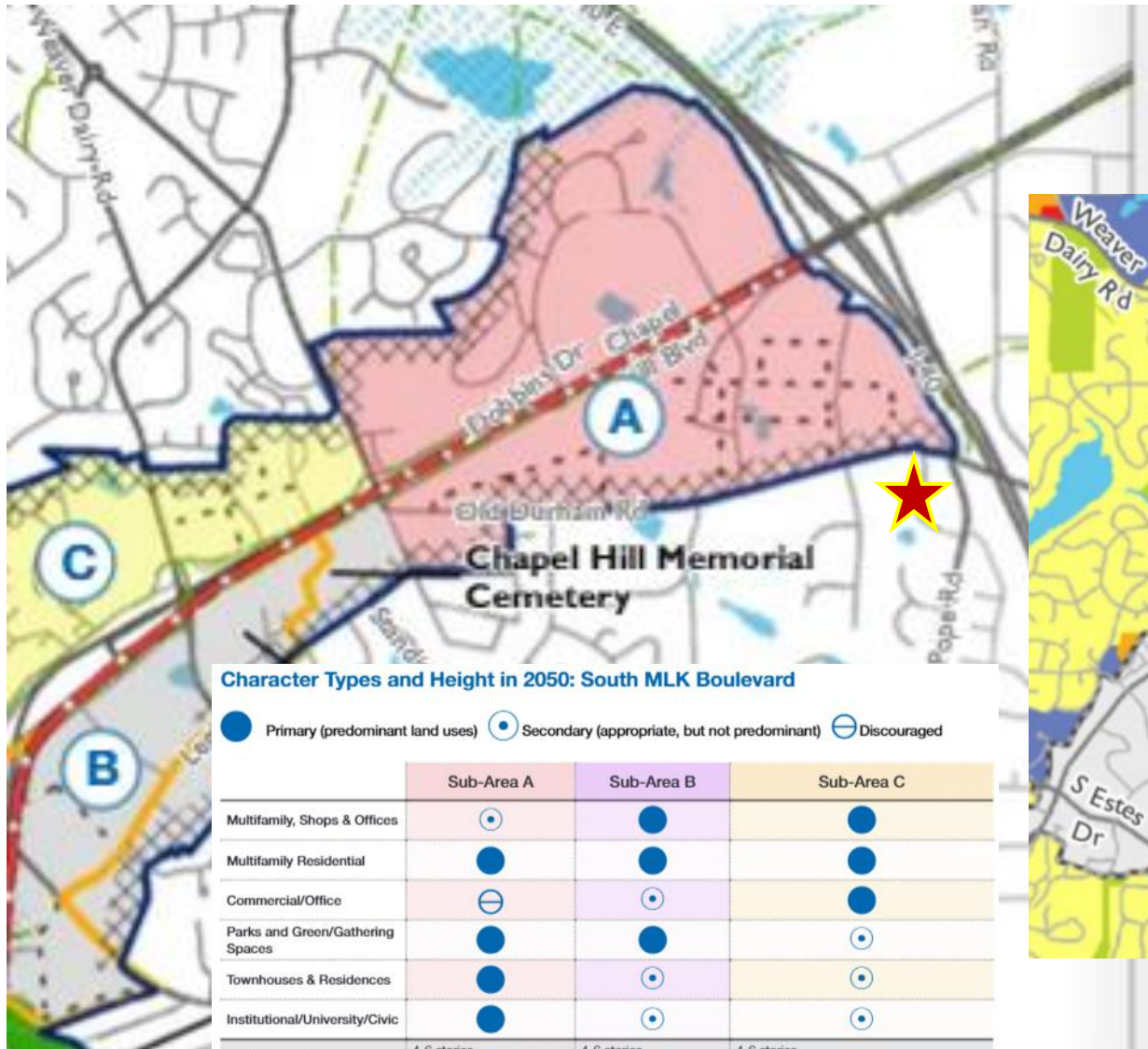
(Note: no map excerpt provided, as the Plan is generally text-based)

- 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

Huse Street Residential

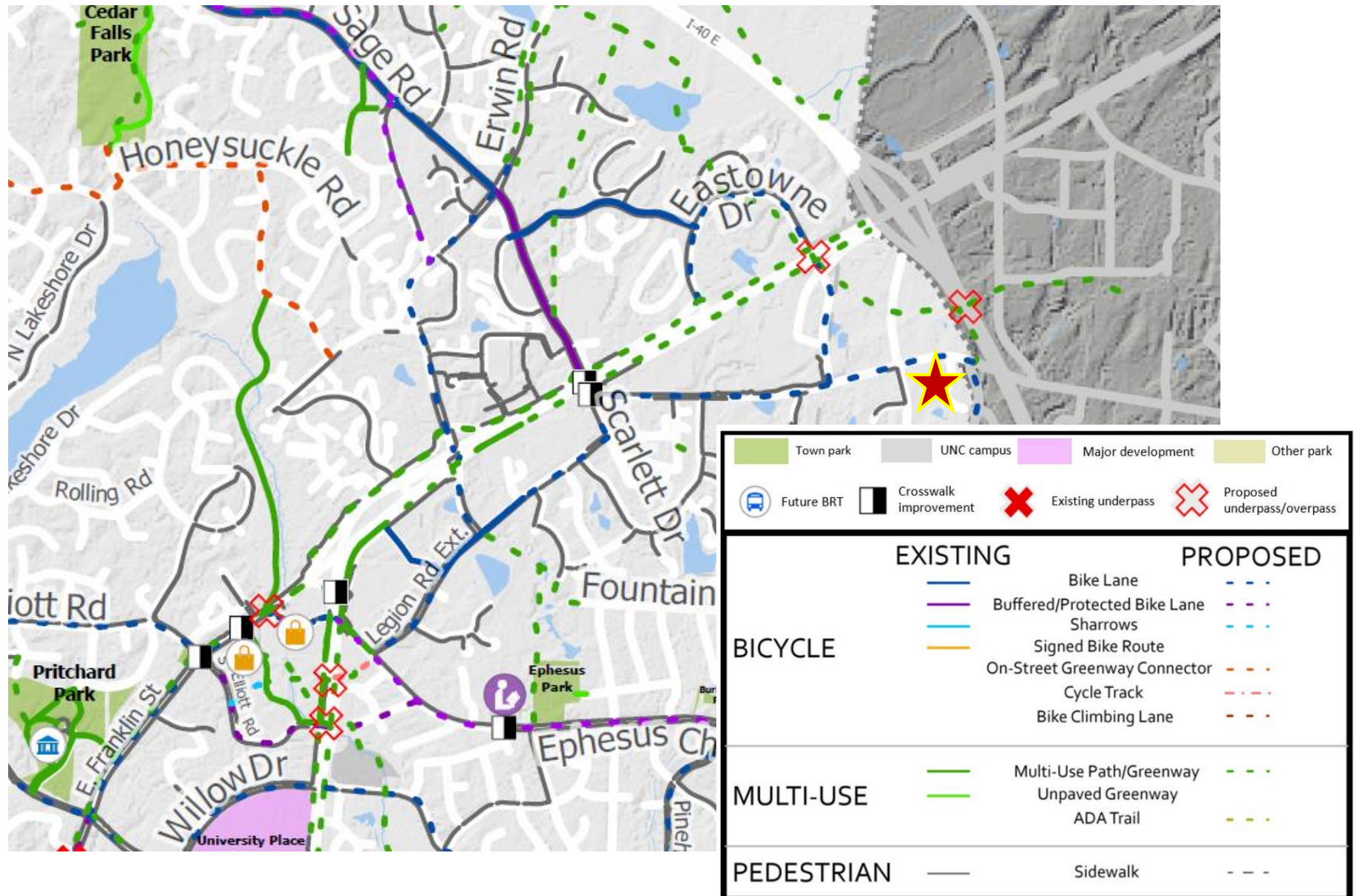
Future Land Use Map (Excerpt)



CONCEPT PLAN REPORT

Huse Street Residential

Mobility and Connectivity Plan (Excerpt)



CONCEPT PLAN REPORT

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Parks Comprehensive Plan (Excerpt)



CONCEPT PLAN REPORT

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Cultural Arts Plan (Excerpt)



Stormwater Management Master Plan (Excerpt)

