



**CONCEPT PLAN REVIEW: 11 NORTH WHITE OAK DRIVE (Project #22-013)**

**SUMMARY REPORT**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
 Colleen Willger, Director  
 Judy Johnson, Assistant Director  
 Corey Liles, Planning Manager

PROPERTY ADDRESS	MEETING DATE	APPLICANT
11 North White Oak Drive	September 14, 2022	McAdams, on behalf of Davis Development

**STAFF RECOMMENDATION**

That the Council adopt the attached resolution transmitting comments to the applicant regarding the proposed development.

**PROCESS**

Council hears from the applicant, and receives comments from the Community Design Commission, Stormwater Management Utility Advisory Board, Housing Advisory Board, and Town’s Urban Designer, hears public comments, and offers suggestions to the applicant.

Because this review is a Concept Plan submittal, statements by individual Council members this evening do not represent an official position or commitment on the part of a Council member with respect to the position he or she may take when and if the Council considers a formal application.

**DECISION POINTS**

A Conditional Zoning review is typically required for the formal application.

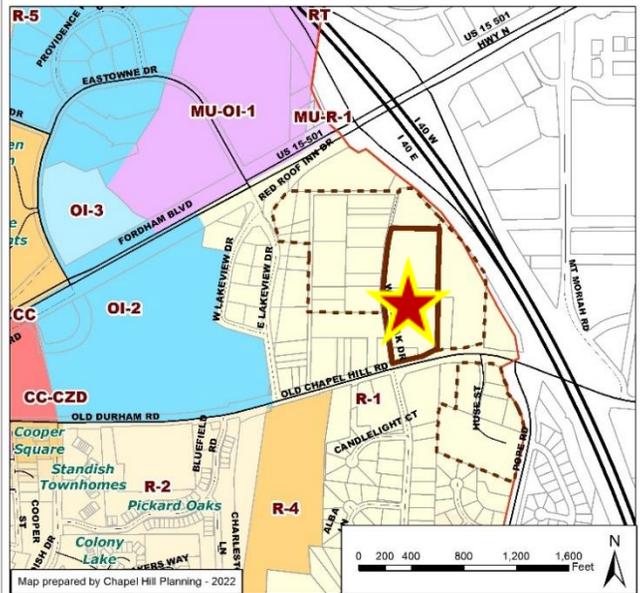
The Town has received four applications for residential development in this general area, including this one. Staff and applicants developed a Framework Plan for coordination of site design elements across the four sites to establish a cohesive and connected community. Council comments on this Concept Plan may consider the larger context of the Framework Plan.

**PROJECT OVERVIEW**

The approximately 9-acre site consists of three parcels located at the northeast corner of Old Chapel Hill Road and White Oak Drive. The site is currently zoned Residential-1 (R-1).

The proposal is for a multifamily development with approximately 381 dwelling units and structured parking, located in 2 buildings up to 5 stories in height. The proposal would require a rezoning.

**PROJECT LOCATION**



**ATTACHMENTS**

1. Long-Range Plans Evaluation
2. Draft Staff Presentation
3. Resolution A, Transmitting Council Comments
4. Advisory Board Comments
5. Urban Designer Comments
6. Applicant Materials – Initial Submittal
7. Additional Applicant Renderings – Responding to Framework Plan

# CONCEPT PLAN REPORT



## PARKLINE EAST VILLAGE FRAMEWORK PLAN

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Under direction of the Town Council, Town of Chapel Hill staff have led a planning effort to examine four adjacent development proposals to be more holistic and connected. Over the summer, staff held a series of workshops with the development teams. These efforts produced a "Development Framework" which coordinates project details from site to site; fosters community connections for pedestrians, bicycles, transit, and vehicles; considers how stormwater and stream protection could be seen more as site and community amenities; and plans for a vibrant public realm of streets and open spaces.

The White Oak Drive Multifamily applicant subsequently explored updates to their original Concept Plan materials to reflect the context and outcomes of the Framework Plan. The attached 'Additional Applicant Renderings' reflect that work. The applicant provides the following narrative on their response to the Framework Plan, with more details to be shared in their presentation to the Town Council:

Over the course of several months, the Davis Development team has worked with Town Staff and adjacent development teams incorporating a number of changes to align with the Parkline East Village Framework Plan.

A north-south street has been extended along the eastern side of the Davis property to provide the desired street network and connectivity. Davis Development worked with the adjacent developer to coordinate responsibility of the roadway on site and work with each site design. Ultimately, Town Staff provided a desired street section that all parties agreed to with a majority of the roadway to fall on the Davis property. This street will act more as a service drive and Davis Development has relocated one garage entry from White Oak to the service drive per discussions with staff. Additionally, Staff provided the desired street section for White Oak Drive, which Davis Development will accommodate, specifically widening the road to allow for a multi-use path.

Primary pedestrian pathways will be provided on each side of the stream dividing the site as depicted in the framework diagram to further enhance overall connectivity. The southern building on Old Chapel Hill Road has been reduced to 4 stories to provide a more appropriate transition in massing as one enters the development. This will match the building height of the future development to the east providing a more consistent streetscape along Old Chapel Hill Road. Lastly, additional open space has been included at the corner of Old Chapel Hill Road and White Oak Drive to provide an entry feature into the neighborhood. Staff requested this and the development team agreed it would be a great added feature to the development.

# CONCEPT PLAN REPORT



## LONG-RANGE PLANS EVALUATION 11 NORTH WHITE OAK DRIVE

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

<p><b>EXISTING LAND USE</b> Residential</p>	<p><b>PROPOSED LAND USE</b> Multifamily Residential</p>										
<p><b>SURROUNDING PROPERTIES – EXISTING LAND USES</b> Residential (North, South, East &amp; West)</p>											
<p><b>APPLICABLE ADOPTED PLANS</b></p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Future Land Use Map (FLUM)</td> <td><input checked="" type="checkbox"/> Cultural Arts Plan</td> </tr> <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 &amp; 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> </table>		<input checked="" type="checkbox"/> Future Land Use Map (FLUM)	<input checked="" type="checkbox"/> Cultural Arts Plan	<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 & 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
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<p><b>SUMMARY OF PLAN CONSIDERATIONS AFFECTING SITE</b></p> <p><b><u>Future Land Use Map (FLUM) - North 15/501 Corridor Focus Area, Sub-Area A</u></b></p> <ul style="list-style-type: none"> <li>• Multifamily Residential; Multifamily, Shops &amp; Offices; Commercial Office; and Parks/Green spaces are listed as <i>Primary (predominate) Uses</i>.</li> <li>• Townhouses &amp; Residences and Institutional/University/Civic facilities are listed as <i>Secondary Uses</i> (allowed, but not predominate).</li> <li>• Height guidance for the Sub-Area is <i>4-6 stories</i>. A Transitional Area is shown along Old Chapel Hill Rd, where height guidance is <i>up to 4 stories</i>.</li> </ul> <p><b><u>Mobility and Connectivity Plan</u></b></p> <ul style="list-style-type: none"> <li>• A multi-use path is shown along the north side of the site.</li> <li>• Bike lanes (recently completed) are proposed along the site’s frontage on Old Chapel Hill Rd.</li> </ul> <p><b><u>Parks Comprehensive Plan</u></b></p> <ul style="list-style-type: none"> <li>• No existing service areas are noted for this site.</li> <li>• No additional Neighborhood Parks or Community Parks are proposed in this area.</li> </ul> <p><b><u>Greenways Master Plan</u></b></p> <ul style="list-style-type: none"> <li>• There are no proposed greenway facilities impacting this site.</li> </ul> <p><b><u>Chapel Hill Bike Plan</u></b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p><b><u>Cultural Arts Plan</u></b></p> <ul style="list-style-type: none"> <li>• The Cultural Arts Plan identifies locations that are opportunities for integrating public art. The applicant should <b>coordinate with Chapel Hill Community Arts &amp; Culture</b> for more information on appropriate landscape and artistic treatments in this corridor.</li> </ul>											

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## **Stormwater Management Master Plan**

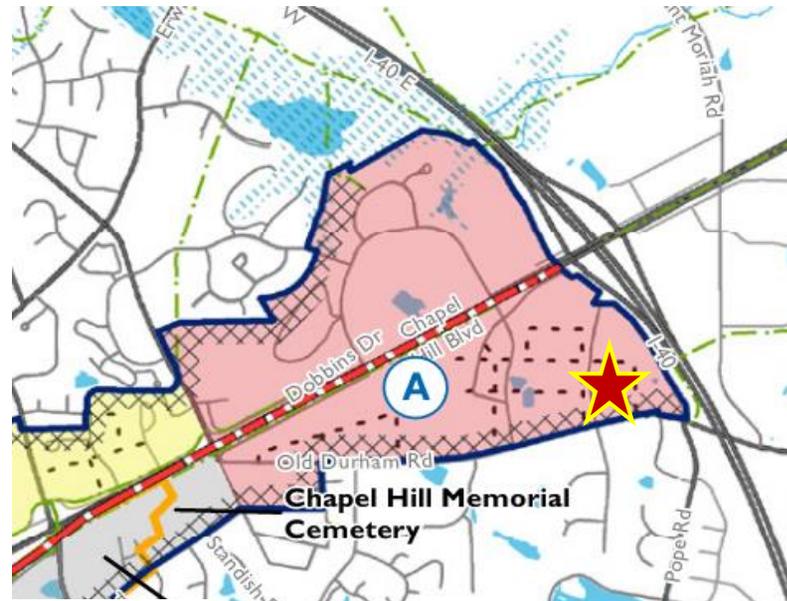
- The site is located in the Clark Lake Subwatershed. The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

## **Climate Action and Response Plan**

- 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

## Future Land Use Map (Excerpt)



### Character Types and Height in 2050: North 15-501 Corridor

● Primary (predominant land uses) 
 ⊙ Secondary (appropriate, but not predominant) 
 ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D	Sub-Area E
Multifamily, Shops & Offices	●	●	⊙	●	●
Multifamily Residential	●	⊙	⊙	⊙	⊙
Commercial/Office	●	●	⊙	●	●
Parks and Green/Gathering Spaces	●	●	⊙	●	●
Townhouses & Residences	⊙	⊙	●	⊙	⊙
Institutional/University/Civic	⊙	⊙	⊙	⊙	⊙
Typical Height	4-6 stories	4 stories	4 stories	4-6 stories	4-6 stories
Transitional Area Height	Up to 4 stories				
Activated Street Frontage Height	6 stories				

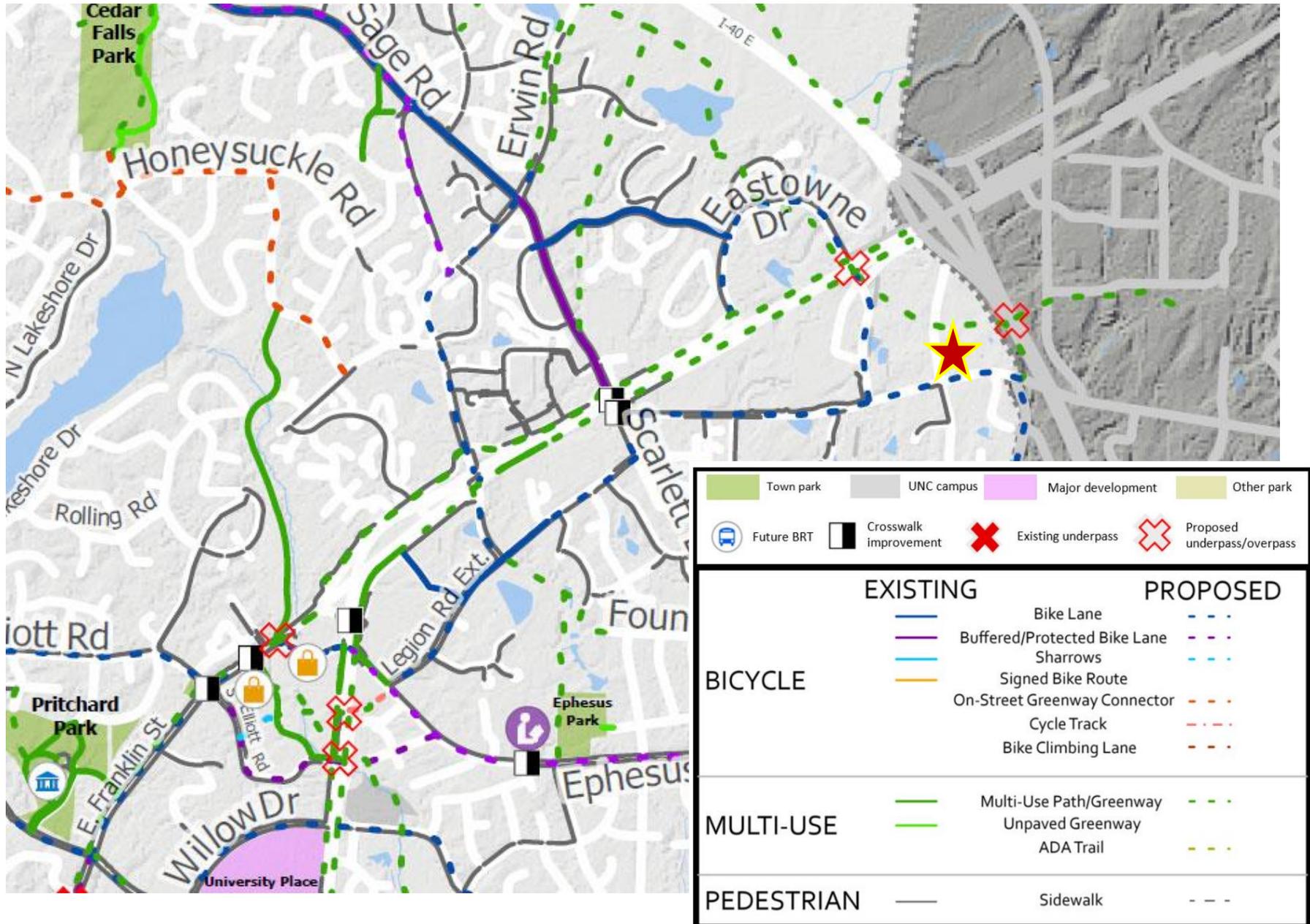


**Blue Hill District**  
 Focus Area Boundary  
 Transitional Area  
 Existing Parks  
 Future Parks & Open Space  
 Area subject to concurrent planning  
 Activated Street Frontages  
 100-Year Floodplain  
 Existing Multiuse Path/Trail  
 Proposed Multiuse Path/Trail \*  
 - - - Proposed Connections

**Sub-areas**  
■ A  
■ B  
■ C  
■ D  
■ E

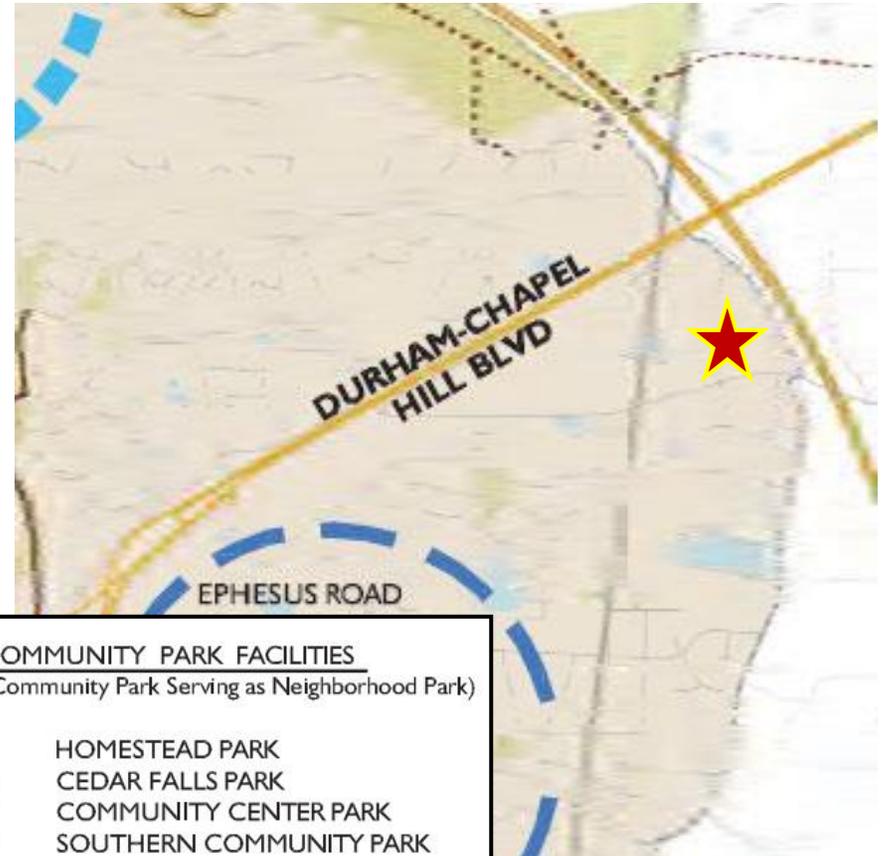
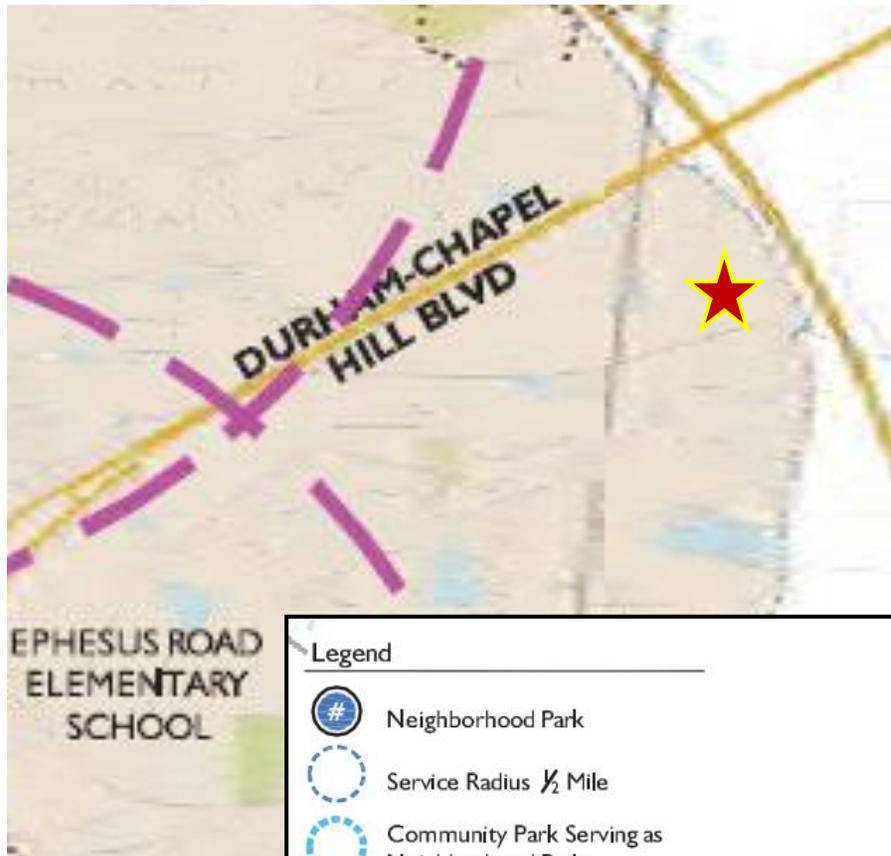
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## Mobility & Connectivity Plan (Excerpt)



# CONCEPT PLAN REPORT

## Parks Comprehensive Plan (Excerpt)

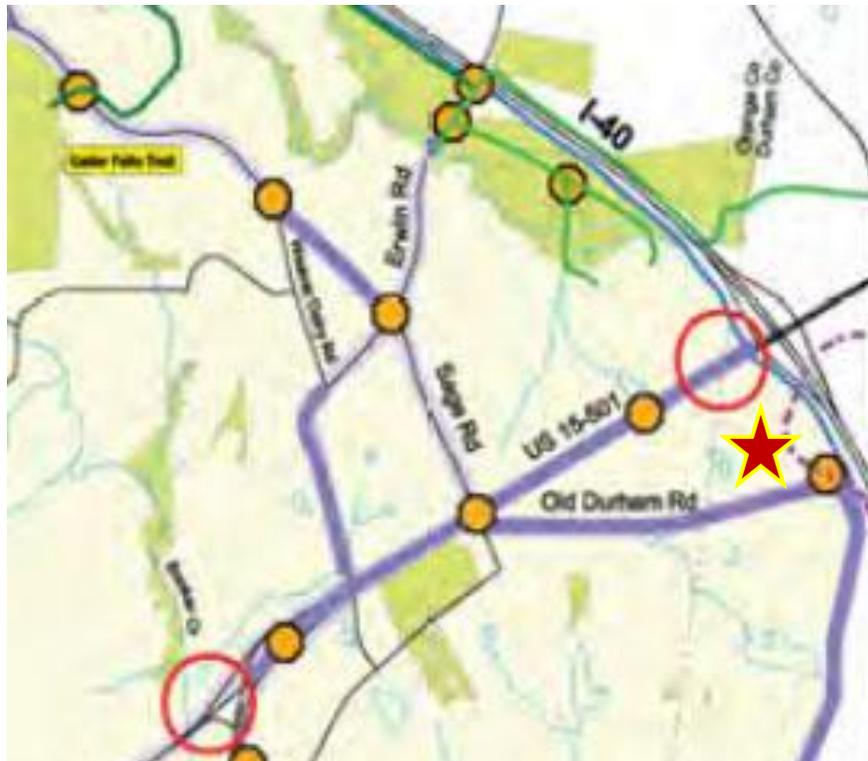


<b>Legend</b>		<b>COMMUNITY PARK FACILITIES</b> (Community Park Serving as Neighborhood Park)	
	Neighborhood Park	1	HOMESTEAD PARK
	Service Radius 1/2 Mile	2	CEDAR FALLS PARK
	Community Park Serving as Neighborhood Park	3	COMMUNITY CENTER PARK
	Proposed Neighborhood Park 1/2 Mile radius	4	SOUTHERN COMMUNITY PARK
<hr/>		<b>NEIGHBORHOOD PARK FACILITIES</b>	
	Community Park	5	NORTH FOREST HILLS PARK
	Service Radius 1.5 Mile	6	PRITCHARD PARK
	Proposed Community Park 1.5 Mile radius	7	EPHESUS PARK
		8	UMSTEAD PARK
		9	HARGRAVES PARK
		10	OAKWOOD PARK
		11	MEADOWMONT PARK

Chapel Hill Town Limits

# CONCEPT PLAN REPORT

## 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)

