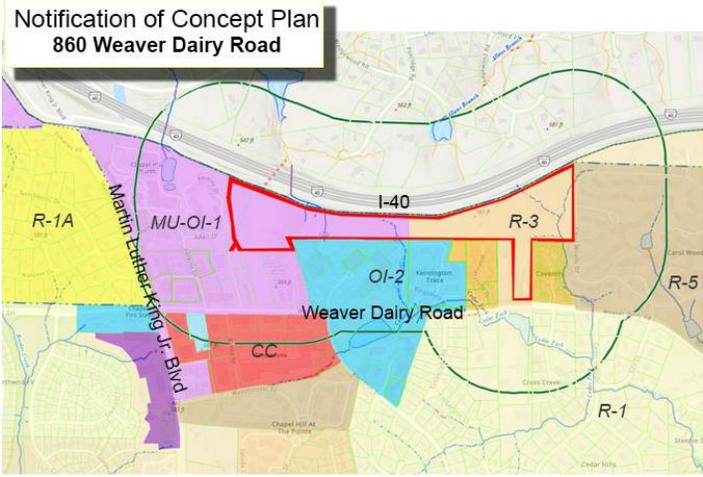




**CONCEPT PLAN REVIEW: LULLWATER PARK (Project #CP-22-2)  
SUMMARY REPORT**

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

<p><b>PROPERTY ADDRESS</b></p> <p>860 Weaver Dairy Rd.</p>	<p><b>MEETING DATE</b></p> <p>September 28, 2022</p>	<p><b>APPLICANT</b></p> <p>CJT, PA on behalf of NGI Acquisitions, LLC</p>
<p><b>STAFF RECOMMENDATION</b></p> <p>That the Council adopt the attached resolution transmitting comments to the applicant regarding the proposed development.</p>		
<p><b>PROCESS</b></p> <p>Council hears from the applicant, receives comments from the Community Design Commission, Stormwater Management Utility Advisory Board, Housing Advisory Board, hears public comments, and offers suggestions to the applicant.</p> <p>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.</p>	<p><b>DECISION POINTS</b></p> <p>A Conditional Zoning review is typically required for the formal application.</p>	
<p><b>PROJECT OVERVIEW</b></p> <p>The approximately 49.8-acre site is located north of the Vilcom Center and several existing neighborhoods, and west of Carol Woods. The site is currently zoned Mixed Use-Office/Institutional-1 (MU-OI-1) and Residential-3 (R-3).</p> <p>The proposal includes approximately 489 dwelling units and 724 parking spaces. A mix of housing types is proposed with buildings up to 5 stories in height. The proposal would require a rezoning.</p>	<p><b>PROJECT LOCATION</b></p> 	
<p><b>ATTACHMENTS</b></p>	<ul style="list-style-type: none"> <li>• Long-Range Plans Evaluation</li> <li>• Draft Staff Presentation</li> <li>• Resolution A, Transmitting Council Comments</li> <li>• Advisory Board Comments (<i>SMUAB to be added</i>)</li> <li>• Urban Designer Comments</li> <li>• Applicant Materials</li> <li>• Applicant Draft Presentation (<i>to be added</i>)</li> </ul>	



## LONG-RANGE PLANS EVALUATION

### LULLWATER PARK – 860 WEAVER DAIRY ROAD

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

<b>EXISTING LAND USE</b> Vacant / Undeveloped	<b>PROPOSED LAND USE</b> Townhomes and Multifamily Residential		
<b>SURROUNDING PROPERTIES – EXISTING LAND USES</b> I-40 freeway (North), Vacant/Undeveloped (East), Multifamily Residential (Southeast, West), Office (South, Southwest), Mobile Home Park (South)			
<b>APPLICABLE ADOPTED PLANS</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; padding: 5px;"> <input checked="" type="checkbox"/> Future Land Use Map (FLUM)  <input checked="" type="checkbox"/> Mobility and Connectivity Plan  <input checked="" type="checkbox"/> Parks Comprehensive Plan  <input checked="" type="checkbox"/> Greenways Master Plan  <input checked="" type="checkbox"/> Chapel Hill Bike Plan         </td> <td style="width: 50%; vertical-align: top; padding: 5px;"> <input checked="" type="checkbox"/> Cultural Arts Plan  <input checked="" type="checkbox"/> Stormwater Management Master Plan  <input checked="" type="checkbox"/> Climate Action &amp; Response Plan  <input type="checkbox"/> West Rosemary Street Development Guide  <input type="checkbox"/> Central West Small Area Plan         </td> </tr> </table>		<input checked="" type="checkbox"/> Future Land Use Map (FLUM) <input checked="" type="checkbox"/> Mobility and Connectivity Plan <input checked="" type="checkbox"/> Parks Comprehensive Plan <input checked="" type="checkbox"/> Greenways Master Plan <input checked="" type="checkbox"/> Chapel Hill Bike Plan	<input checked="" type="checkbox"/> Cultural Arts Plan <input checked="" type="checkbox"/> Stormwater Management Master Plan <input checked="" type="checkbox"/> Climate Action & Response Plan <input type="checkbox"/> West Rosemary Street Development Guide <input type="checkbox"/> Central West Small Area Plan
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<b>SUMMARY OF PLAN CONSIDERATIONS AFFECTING SITE</b> <p><b><u>Future Land Use Map (FLUM) – North MLK, Jr Blvd Focus Area, Sub-Area D</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>. The FLUM assumes 12 ft as the approximate height of each story.</li> <li>The Mobile Home Park to the south is identified as a Sensitive Displacement Area.</li> </ul> <p><b><u>Mobility and Connectivity Plan</u></b></p> <ul style="list-style-type: none"> <li>The site does not front on existing roads. Proposed extensions of Adair Drive and Old University Station Road would provide access to the site.</li> <li>Two greenways proposed on the Mobility Plan impact the site, running east-west. One would run along or near the southern property line, within the power easement. The second would run along or near I-40 and the northern property line.</li> <li>A future <i>Bus Rapid Transit station</i> is located within ¼ mile of the site. The applicant should <b>coordinate with Chapel Hill Transit</b> for the latest information on BRT design, station locations and any potential connections.</li> </ul> <p><b><u>Parks Comprehensive Plan</u></b></p> <ul style="list-style-type: none"> <li>The site falls within the Community Park Service Areas for Cedar Falls and Homestead Park. The site does not fall within a Neighborhood Park Service Area.</li> <li>No additional Neighborhood Parks or Community Parks are proposed in the vicinity of the site.</li> </ul> <p><b><u>Greenways Master Plan</u></b></p> <ul style="list-style-type: none"> <li>A segment of the North Trail runs east-west across the site, connecting to an existing trail near Perkins Drive and then running just south of I-40. This is consistent with the more expanded greenway trail network shown on the Mobility and Connectivity Plan.</li> <li>The applicant should <b>coordinate with Chapel Hill Parks &amp; Recreation</b> for the latest information on trail alignment, design, and construction timing.</li> </ul>			

### **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**

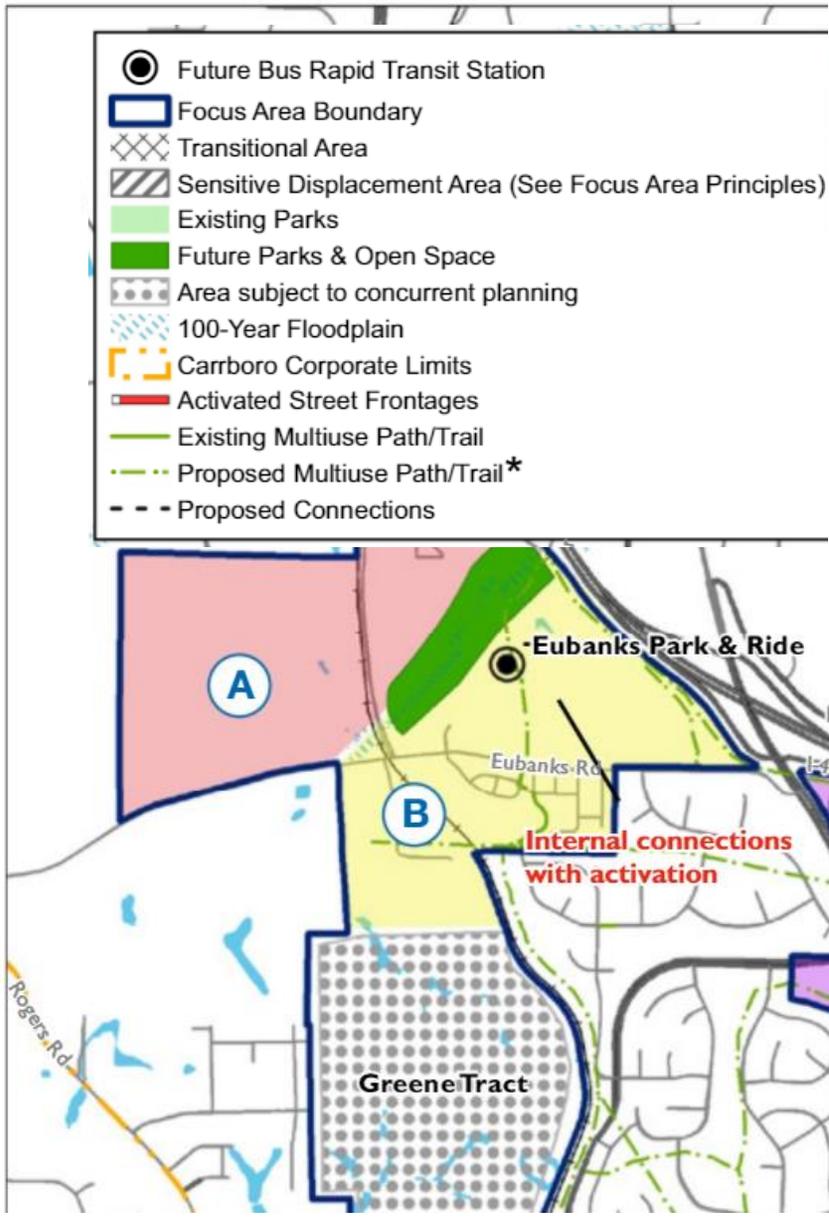
- The site is mostly located in the Old Field Creek Subwatershed (NH1), with an eastern portion of the site located in the Cedar Fork Subwatershed (BL8). The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

### **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)



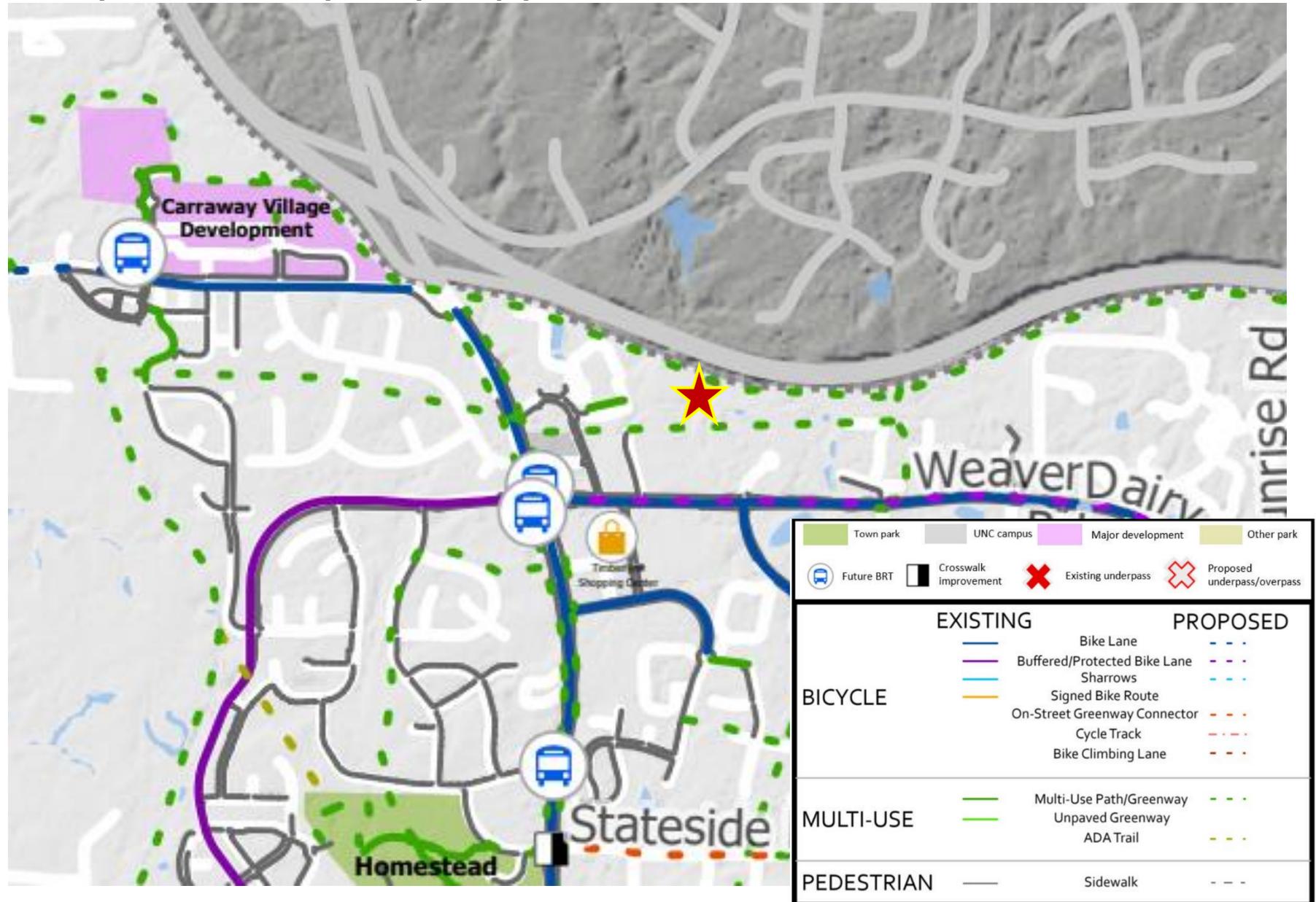
### Character Types and Height in 2050: North MLK Boulevard

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

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D
Multifamily, Shops & Offices	⊖	●	○	●
Multifamily Residential	⊖	●	●	●
Commercial/Office	⊖	○	⊖	●
Parks and Green/Gathering Spaces	○	●	○	●
Townhouses & Residences	⊖	○	●	○
Institutional/University/Civic	●	●	○	○
Light Industrial	●	○	⊖	⊖
Typical Height	4-6 stories	6 stories	4-6 stories	4-6 stories
Transitional Area Height	N/A	Up to 4 stories	2-4 stories	Up to 4 stories
Activated Street Frontage Height	N/A	N/A	6 stories	6 stories

# CONCEPT PLAN REPORT

## Mobility and Connectivity Plan (Excerpt)



# CONCEPT PLAN REPORT

## Parks Comprehensive Plan (Excerpt)



Legend		COMMUNITY PARK FACILITIES (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
	Community Park	<b>NEIGHBORHOOD PARK FACILITIES</b>	
	Service Radius 1.5 Mile	5	NORTH FOREST HILLS PARK
	Proposed Community Park 1.5 Mile radius	6	PRITCHARD PARK
	Chapel Hill Town Limits	7	EPHESUS PARK
		8	UMSTEAD PARK
		9	HARGRAVES PARK
		10	OAKWOOD PARK
		11	MEADOWMONT PARK

# CONCEPT PLAN REPORT

## Greenways Master Plan (Excerpt)



### Greenways

- Paved
- Unpaved
- - - Proposed Paved
- - - Proposed Unpaved
- · · · · Planned

### Bike Facilities

- Bike Lane
- Wide Shoulder/Outside Lane
- Proposed Facility

- Proposed C to C Connector
- Connector
- Sidewalk
- Stream

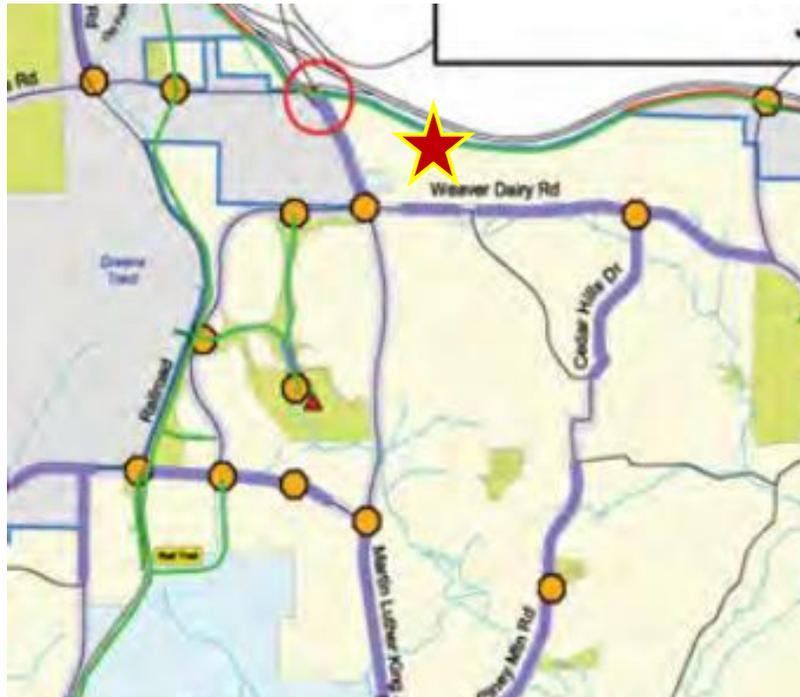
- Town Property
- Park
- Open Space
- Parcel

- UNC Property
- School
- Town Limits
- Carrboro 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)

