

CONCEPT PLAN REPORT



LONG-RANGE PLANS EVALUATION:

Aspen Heights

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

PROPERTY ADDRESS E. Longview and MLK	APPLICANT McAdams	CURRENT ZONING DISTRICT NC & R-3
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EXISTING LAND USE Residential	PROPOSED LAND USE Multifamily (mid-rise) Residential
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SURROUNDING PROPERTIES – EXISTING LAND USES
Mixture of Residential uses to the north, south, and west (single-family, townhomes, low-rise multifamily)
Mixture of Multifamily Residential and Commercial uses to the east, across MLK

FUTURE LAND USE MAP (FLUM) FOCUS AREA S MLK Jr Blvd	FLUM SUB-AREA Sub-Area C
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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 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

SUMMARY OF PLAN CONSIDERATIONS AFFECTING ASPEN HEIGHTS SITE
Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of Aspen Heights 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.

- Multifamily Residential is listed as one of the *Primary (predominate) Uses* for Sub-Area C of the S MLK Jr Blvd Focus Area. Other *Primary Uses* include Commercial/Office and Mixed Use projects (Multifamily, Shops & Offices). Parks and Green/Gathering Spaces, Townhouses & Residences, and Institutional/University/Civic facilities are listed as *Secondary Uses* (allowed, but not predominate).
- The site's frontage on Martin Luther King Jr Blvd is defined as an *Activated Street Frontage*. This means that buildings and civic space should engage with the street, with no off-street parking located in between.
- Appropriate Height along an *Activated Street Frontage* in Sub-Area C is *Up to 4 stories* at the front setback with *Up to 8 stories* of Core Height allowed.

Mobility and Connectivity Plan

- The site is located along MLK Jr Blvd between Longview St and N Columbia/North St. There are existing sidewalks and sharrows along MLK Jr Blvd.
- Future *Bus Rapid Transit stations* are located within ½ mile of the site. The applicant should **coordinate with Chapel Hill Transit** for the latest information on BRT design, station locations and any potential connections.

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Parks Comprehensive Plan

- The site falls in the Neighborhood Park Service Radius of Umstead Park, and in the Community Park Service Radius of the Community Center Park.
- 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 locations that are opportunities for integrating public art. The frontage of the site on MLK Jr Blvd is identified as an *Entranceway or Major Cross-Connector*.
- The applicant should **coordinate with Chapel Hill Community Arts & Culture** for more information on appropriate landscape and artistic treatments in this corridor.

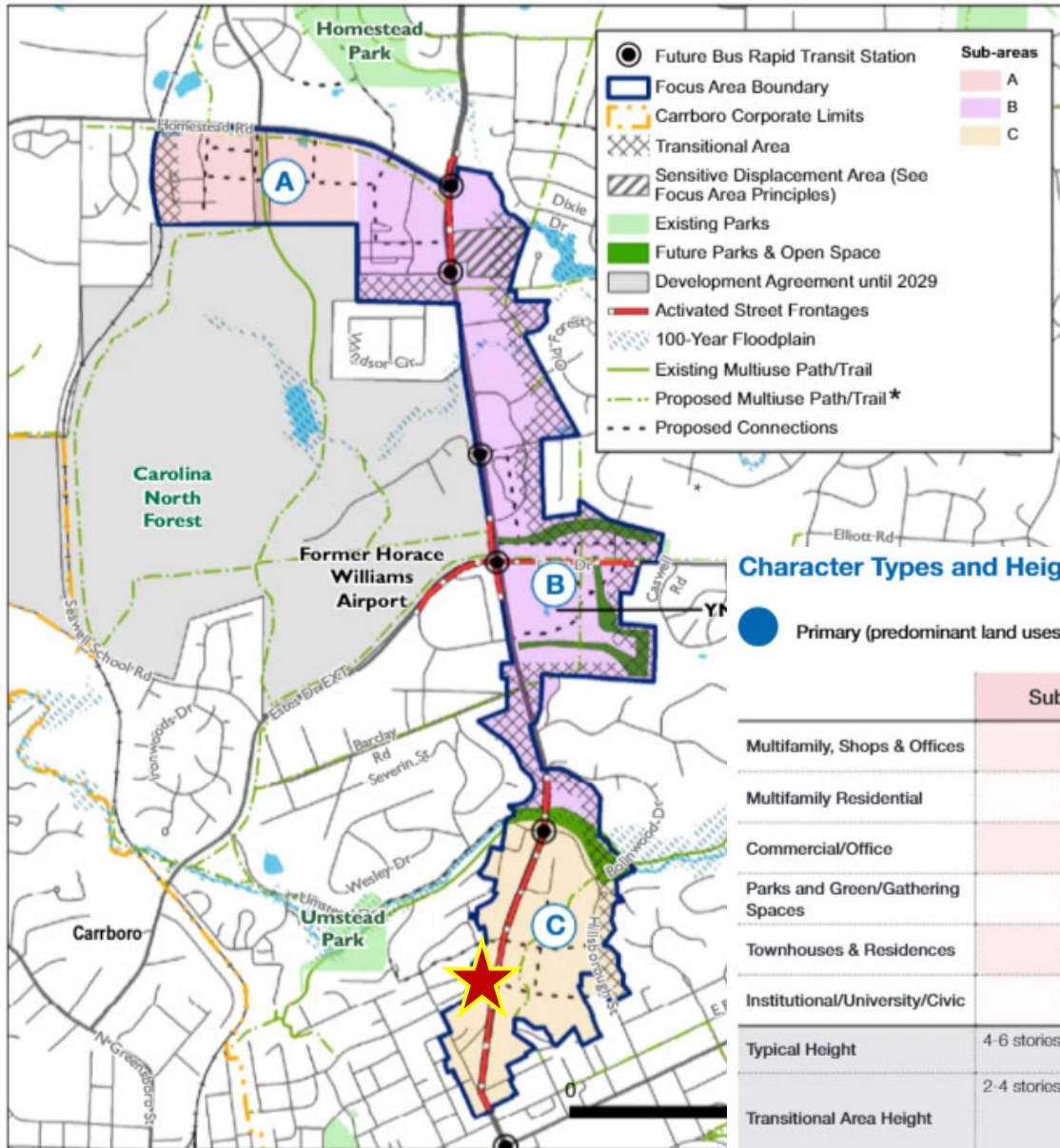
Stormwater Management Master Plan

- The site is located in the Middle Bolin Street Subwatershed (BL4). The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

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Future Land Use Map (Excerpt)



Character Types and Height in 2050: South MLK Boulevard

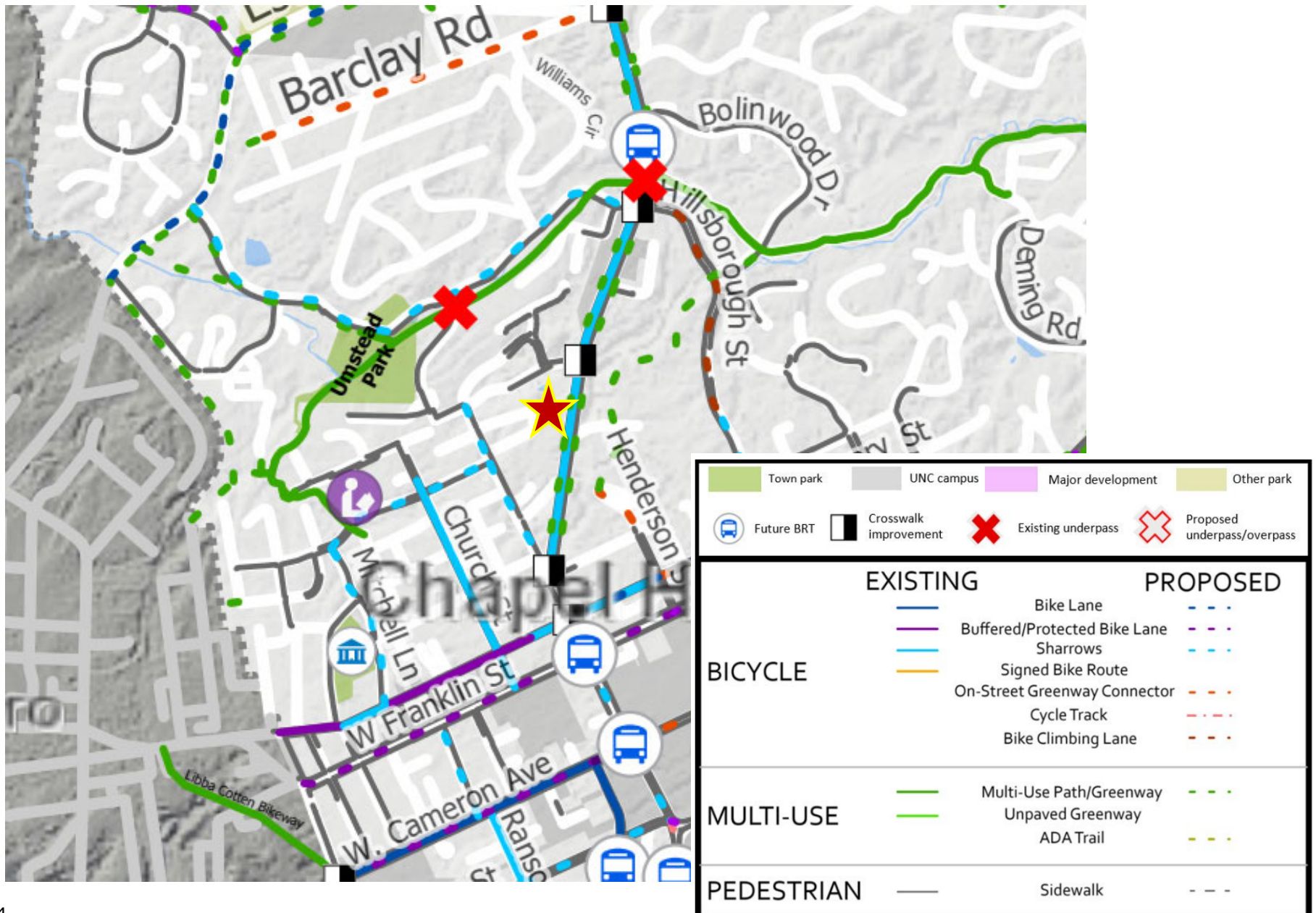
● Primary (predominant land uses) ● Secondary (appropriate, but not predominant) ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C
Multifamily, Shops & Offices	●	●	●
Multifamily Residential	●	●	●
Commercial/Office	⊖	●	●
Parks and Green/Gathering Spaces	●	●	●
Townhouses & Residences	●	●	●
Institutional/University/Civic	●	●	●
Typical Height	4-6 stories	4-6 stories	4-6 stories
Transitional Area Height	2-4 stories	2-4 stories	2-4 stories (Adjacent to lower scale residential uses, step backs or other transitional methods are necessary to ensure harmonious transitions)
Activated Street Frontage Height	N/A	6 stories	8 stories, 4 stories at the front setback line

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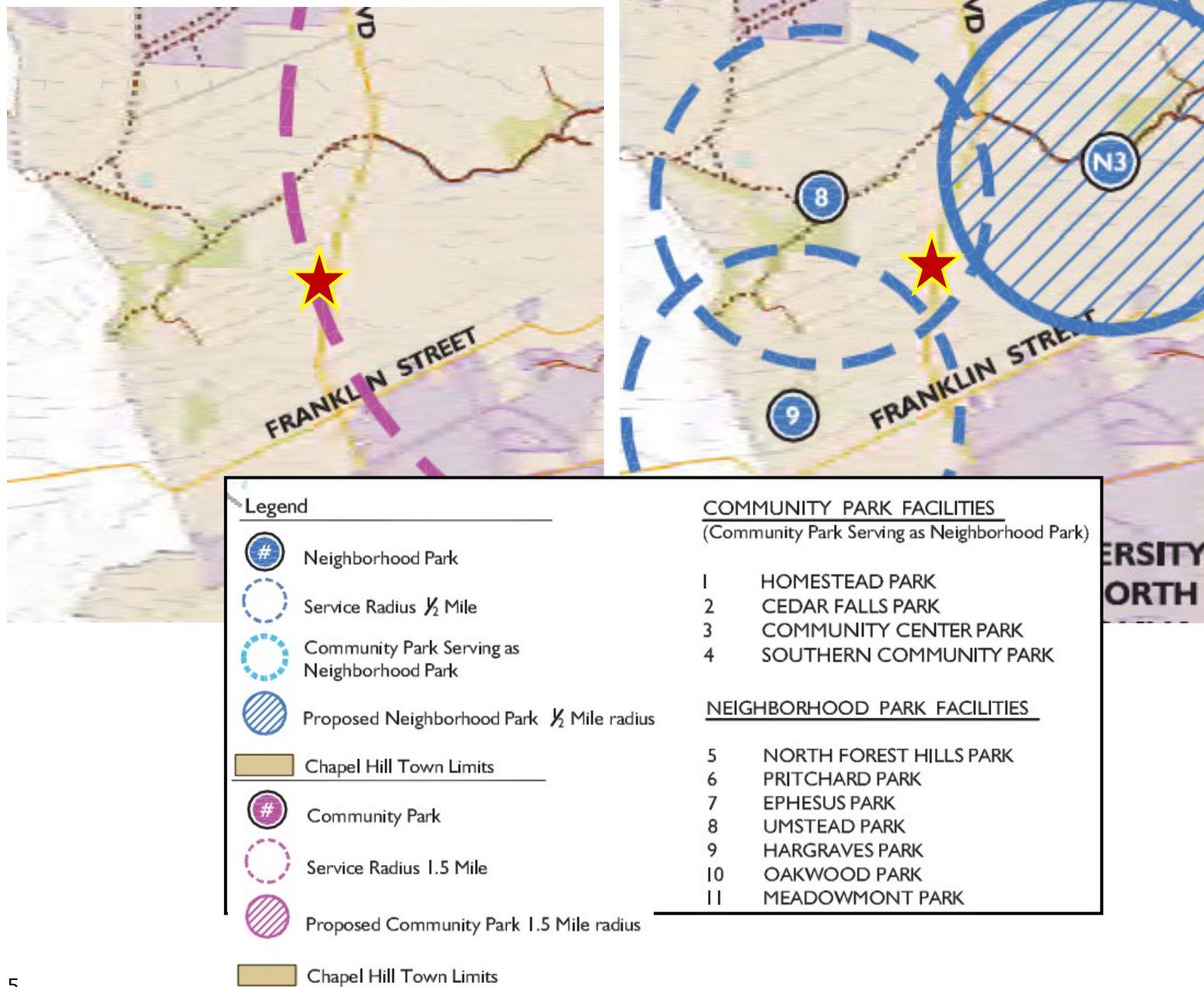
Mobility & Connectivity Plan (Excerpt)



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Parks Comprehensive Plan (Excerpt)



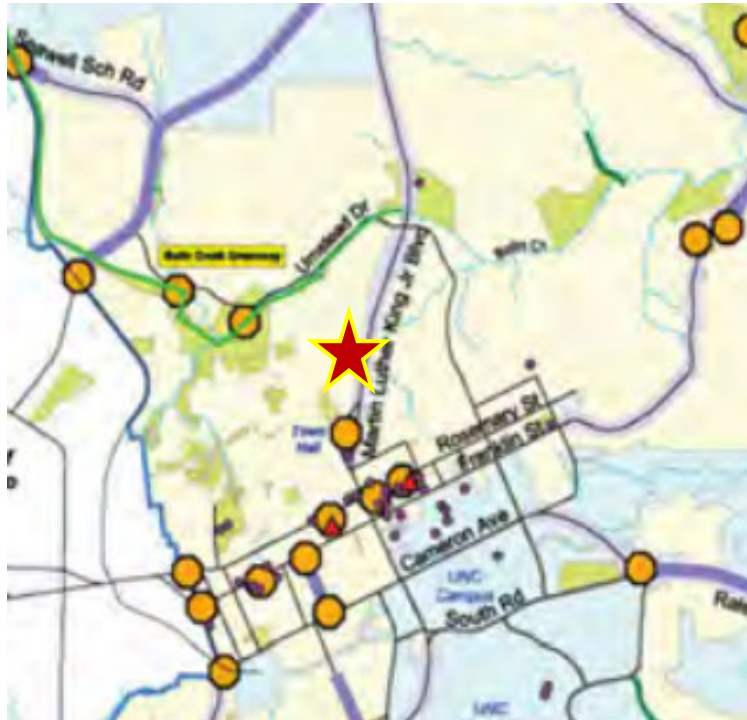
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This map of Carrboro, NC, illustrates the locations of Tanyard Branch and Battle Branch trail access points. A red star marks the intersection of Main Street and Stinson Avenue. The map includes a legend for Greenways (Paved, Unpaved, Proposed Paved, Proposed Unpaved, Access Route, Stream), Bike Facilities (Bike Lane, Wide Shoulder/Outside Lane, Proposed Facility, Proposed C to C Connector, Sidewalk, Parcel), and Land Use (Town Property, Park, Open Space, School, UNC Property, Town Limits, Carrboro Limits). Specific trail access points are labeled: 'TANYARD BRANCH TRAIL ACCESS' near the red star, 'BATTLE BRANCH TRAIL ACCESS' near the intersection of Main Street and Battle Street, and 'OWPS Access' near the intersection of Main Street and Battle Street. Other labeled streets include Airport Road, Justice, Williams, Bradley, Lea, Martin Luther King Jr., Mill Race, Hillsborough, North, Boundary, Hooper, Battle, Country Club, Evergreen, Gimghoul, and Seacoach. The map also shows the locations of various schools, parks, and open spaces.

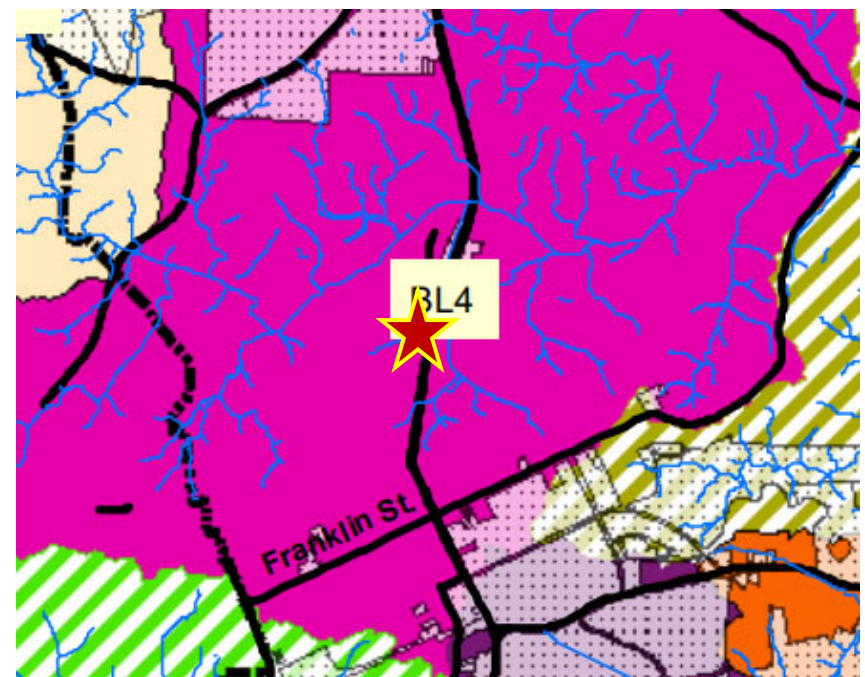
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Cultural Arts Plan (Excerpt)



Stormwater Management Master 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

