

# DEVELOPMENT AGREEMENT APPLICATION



**TOWN OF CHAPEL HILL**  
**Planning Department**  
405 Martin Luther King Jr. Blvd  
Chapel Hill, NC 27514  
phone (919) 968-2728  
www.townofchapelhill.org

Parcel Identifier Numbers (PIN): 9798255743, 9798258721, 9798265134, 9798268189,  
9798351887

Date: 7/9/2021

## Section A: Project Information

Project Name: Glen Lennox Development Agreement

Property Address: 1201 Raleigh Rd, Chapel Hill, NC Zip Code: 27514

Use Groups (A, B, and/or C): A, B, and C Existing Zoning District: R-3 and CC

Project Description: 18-acre mixed use district in the Glen Lennox community; this application serves as a request to add additional height to several blocks within the 5 parcels.

## Section B: Applicant, Owner and/or Contract Purchaser Information

### Applicant Information (to whom correspondence will be mailed)

Name: Whitney St. Charles, Grubb Properties

Address: 117 Edinburgh South Drive, Suite 110, Cary NC 27511

City: Cary State: NC Zip Code: 27511

Phone: 919.388.5780 Email: wstcharles@grubbproperties.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Whitney St. Charles Date: 7/26/21

### Owner/Contract Purchaser Information:

☒ **Owner** ☐ **Contract Purchaser**

Name: Glen Lennox, LLC, C/O Grubb Properties

Address: 117 Edinburgh South Drive, Suite 110, Cary NC 27511

City: Cary State: NC Zip Code: 27511

Phone: 919.388.5774 Email: jdye@grubbproperties.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Signature] Date: 7/26/2021



**DEVELOPMENT AGREEMENT APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning Department**

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department at (919)968-2728 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org).

<input checked="" type="checkbox"/>	<b>Application fee</b>	Amount Paid \$ <input type="text"/>
<input checked="" type="checkbox"/>	<b>Pre-application meeting</b> – with appropriate staff	
<input checked="" type="checkbox"/>	<b>Digital Files</b> - provide digital files of all plans and documents	
<input type="checkbox"/>	<b>Recorded Plat or Deed of Property</b>	
<input type="checkbox"/>	<b>Statement of Justification</b>	
<input type="checkbox"/>	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )	
<input type="checkbox"/>	<b>Mailing fee for above mailing list (mailing fee is double due to 2 mailings)</b>	Amount Paid \$ <input type="text"/>
<input type="checkbox"/>	<b>Written Narrative describing the proposal</b>	



# Glen Lennox Modification Request

7.9.2021

# Context and Request



## Background to the DA

- In 2014 the Chapel Hill Town Council set forth a Development Agreement for Glen Lennox as a framework of the principles which will govern the land use, public infrastructure and amenities.
- As Grubb Properties proceeds to commence with the next phase of development we are requesting a modification to the allowable development height.
- This shift will provide the ability to more graciously buffer the density from the Oakwood Community and establish a network of open green spaces.



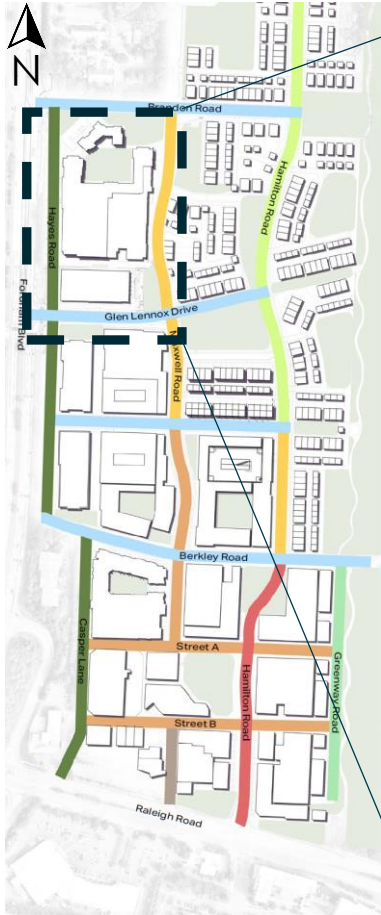
# We are community builders

Setting out to build a neighbourhood that is nostalgic yet forward-thinking

- We believe design focused on a vibrant outdoor gathering space will allow us to embrace and emphasize what makes us special:
  - The natural beauty of North Carolina's woodlands;
  - The walkable and bikeable proximity to Chapel Hill's Downtown and UNC; and
  - The shared heritage of a collegial and aspiring atmosphere.



# Glen Lennox – Master Plan Phase 1

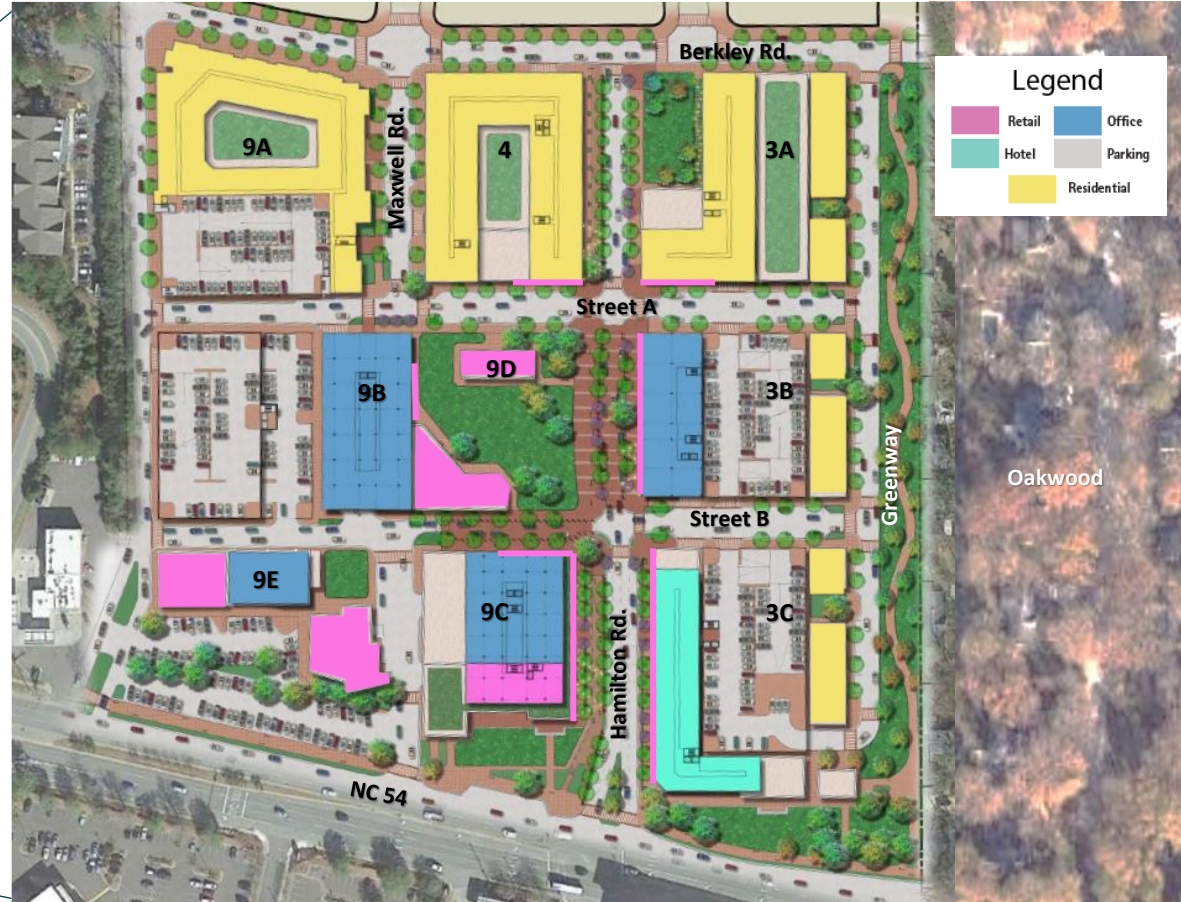


## Care of Place

The first phase of Glen Lennox delivered over the last year including 215 units of residential, 110,000 sf of office and a 3,000 sf café slated to open in Q3. These buildings are reflective of the quality Grubb brings to every community.



# Glen Lennox – Master Plan Phase 1



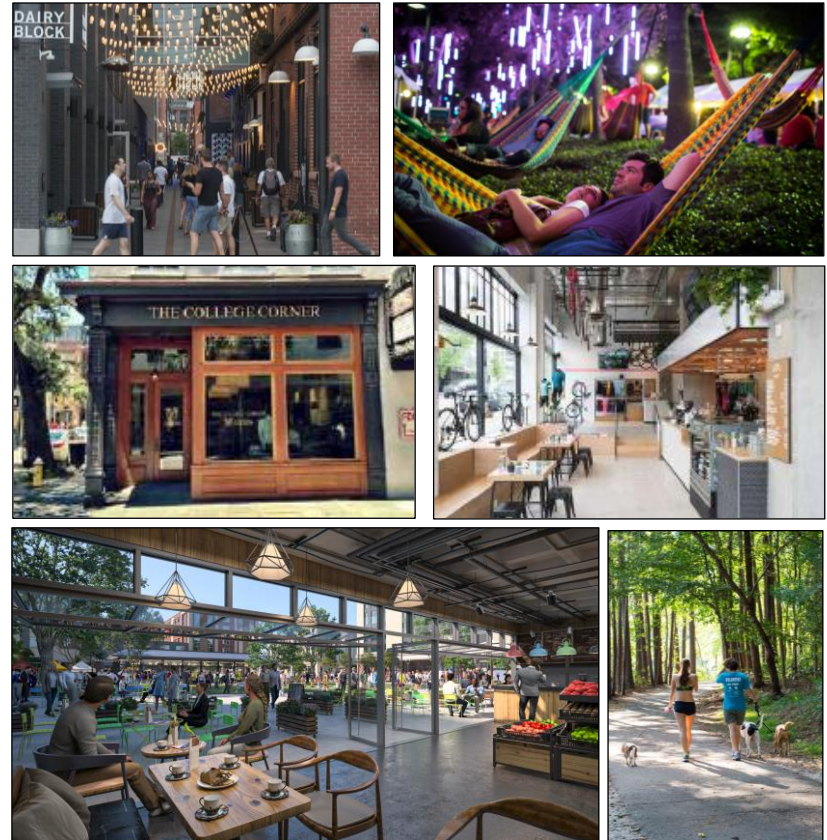
*\*This plan is representative and subject to change*

# Development Agreement: Guiding Principals



Principle	Action: <i>Modification Request</i>
Transition and Vary Density & Heights	Shifted density to the west to provide a gentle transition between GL and Oakwood. Request to increase height limits on Blocks 9B, 4 and 3C.
Principle	<i>Matured Design Intention</i>
Preserve the Street Network	Shifted the street grid within the commercial core in order to enhance pedestrian and bicyclist safety.
Create and Maintain Public Open Space	Progressed open space plans with 2.6 acres of park space south of Lanark Rd.
Create an Effective Transportation Strategy	Connected bike paths throughout the site.
Encourage Community Sustainability	Reviewed stormwater management alternatives – permeable pavers on Hamilton.
Ongoing Principles	
<i>Balance Development with Tree Preservation</i>	<i>Value the History of the Neighborhood</i>
<i>Provide Landscaped Buffers for Sensitive Neighbors</i>	<i>Preserve the Church of the Holy Family's Visibility &amp; Accessibility</i>
<i>Keep a Portion of the Buildings</i>	<i>Encourage and Support Community Diversity</i>

## \*Inspirational Imagery\*

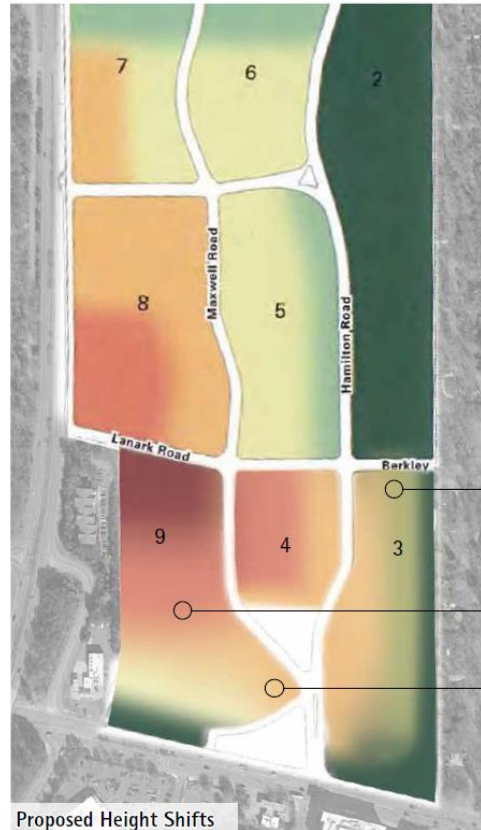
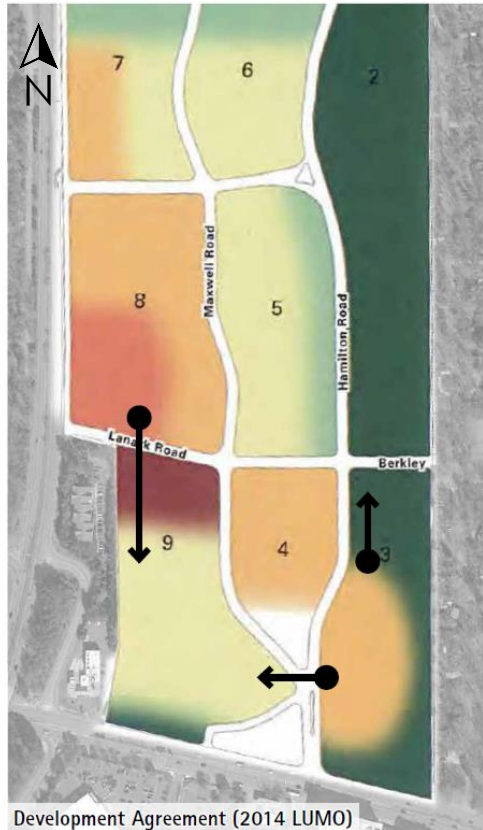




# Modification Request: Height



# Modification Request – Height Limit Shifts: DA Plan



## Maximum Allowable Height

- 2 Stories
- 3 Stories
- 4 Stories
- 5 Stories
- 6 Stories
- 8 Stories

Step down to 3 story building height. Maintain green buffer edge at existing residential.

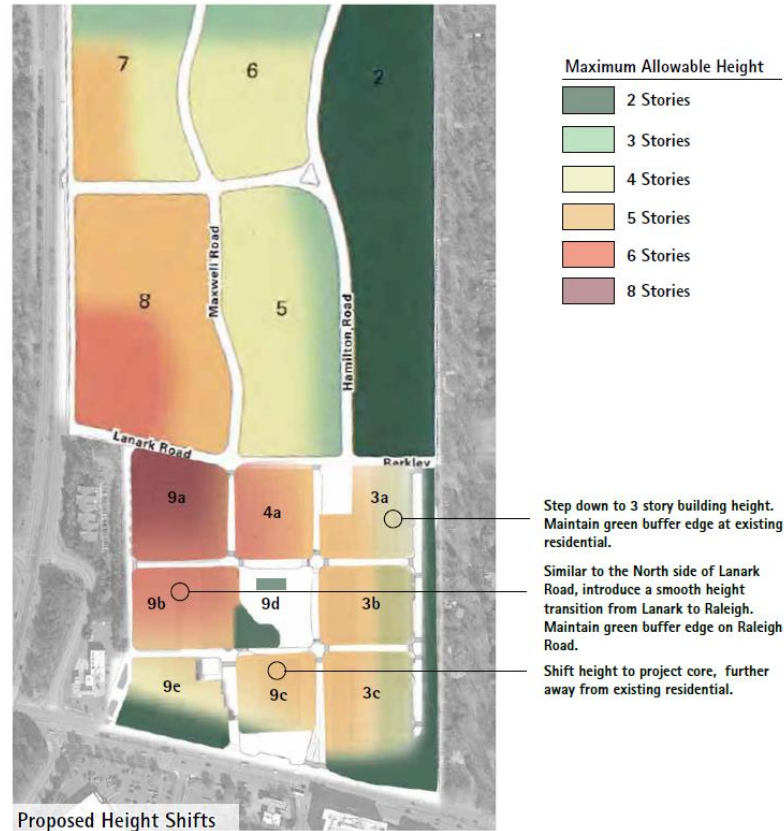
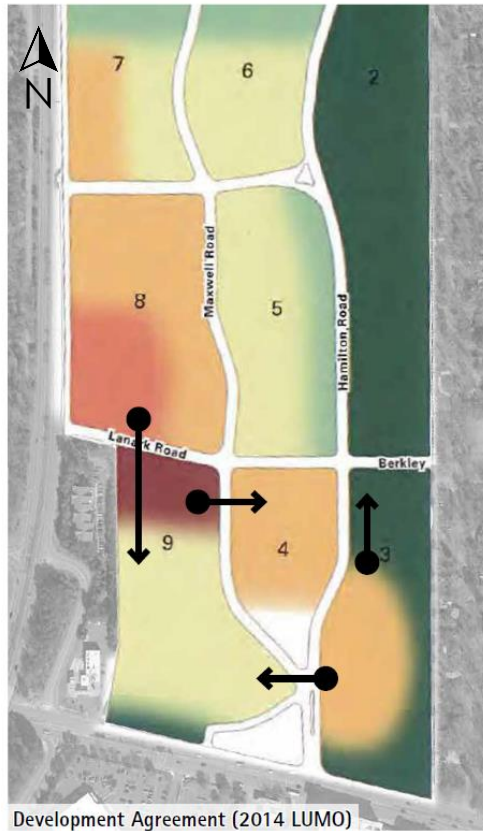
Similar to the North side of Lanark Road, introduce a smooth height transition from Lanark to Raleigh. Maintain green buffer edge on Raleigh Road.

Shift height to project core, further away from existing residential.

## Height Modification Request

Block	Stories	
	Added	Total
4	+1	6
3A	+3	5
9B	+2	6
9C	+1	5
East side of 3 blocks	+1	3

# Modification Request – Height Limit Shifts: Current Plan



Height Modification Request		
Block	Stories	
	Added	Total
4	+1	6
3A	+3	5
9B	+2	6
9C	+1	5
East side of 3 blocks	+1	3



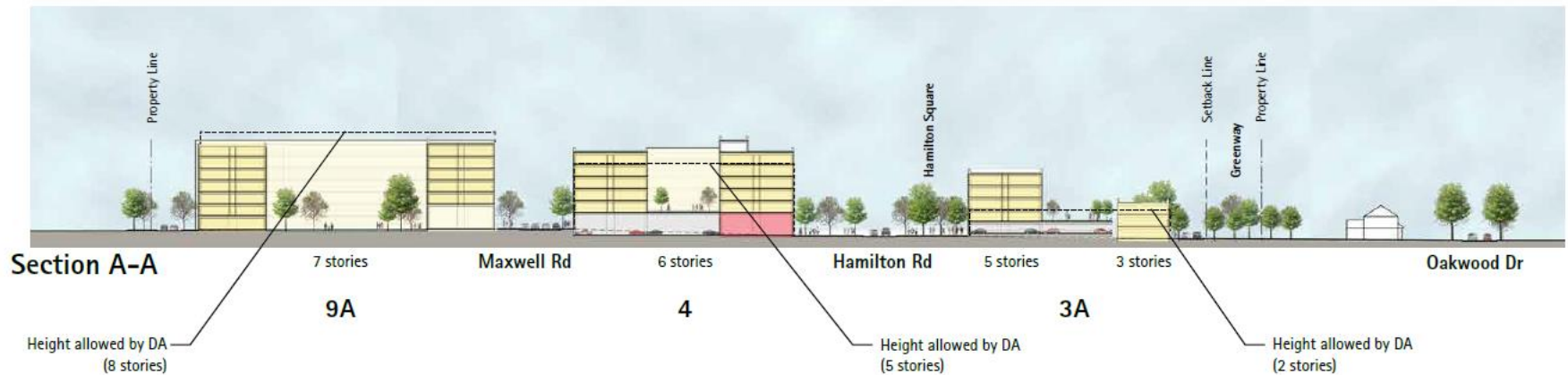
# DA with Master Plan Overlay



# Revised Height with Master Plan Overlay

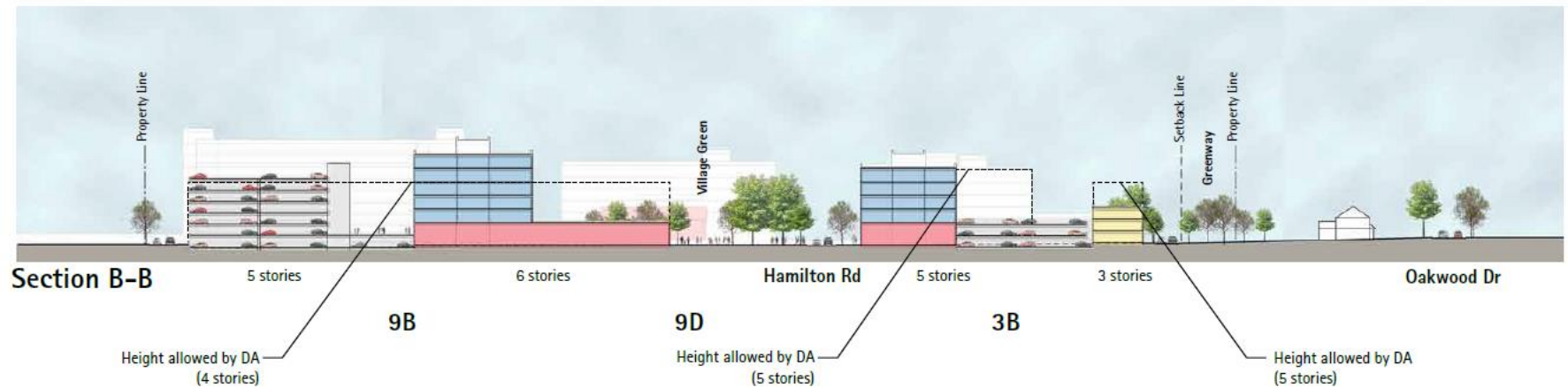


# Modification Request – Section A-A

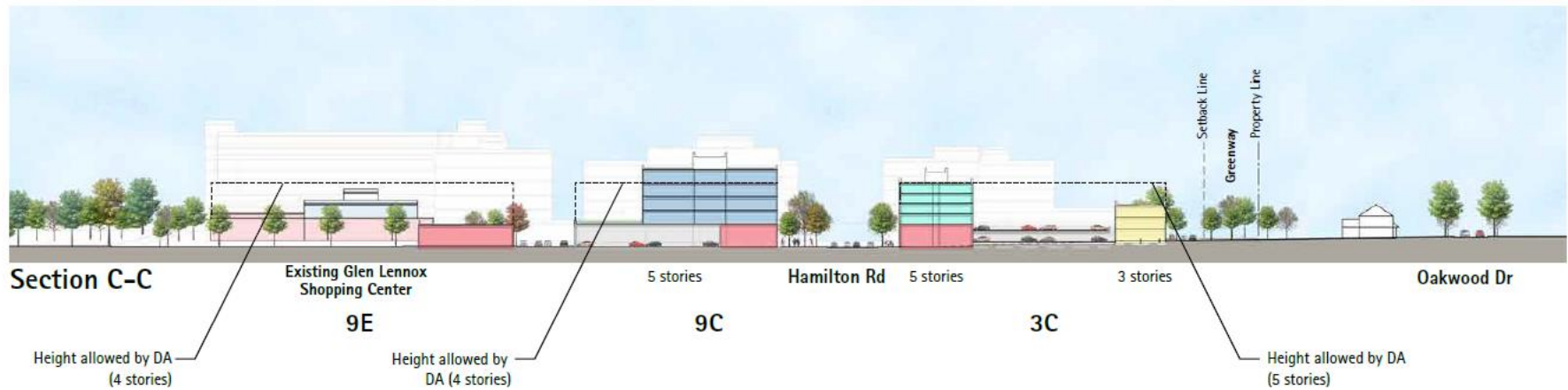




# Modification Request – Section B-B



# Modification Request – Section C-C

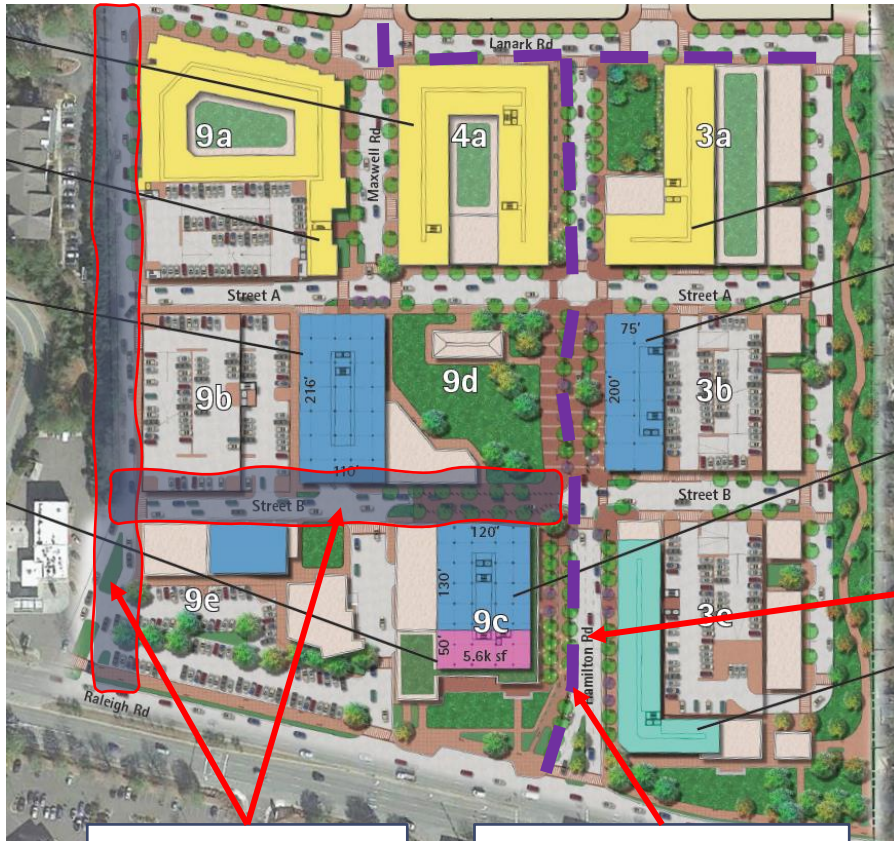


# Update: Matured Design Intention





# Street Network



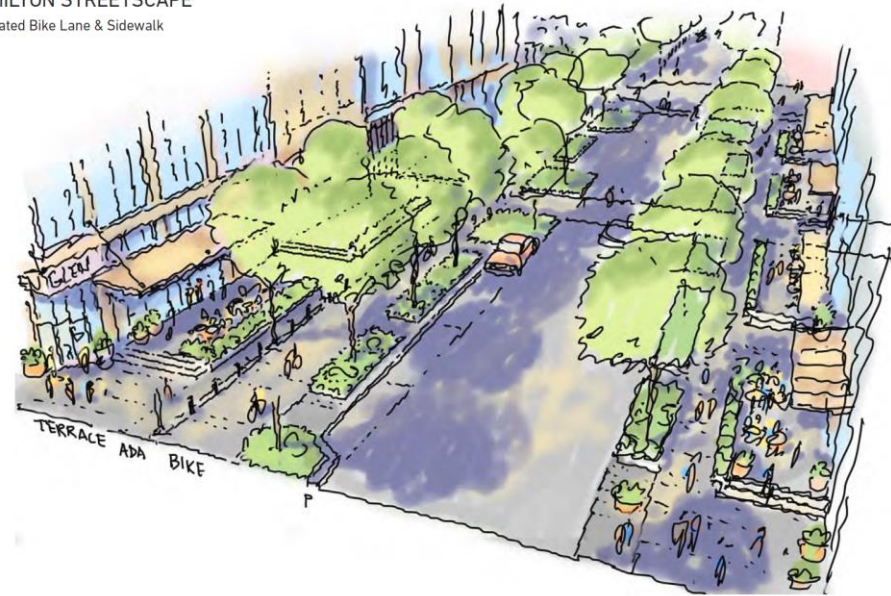
Enhanced Grid

Protected Bike Lanes

## Establishing Enhanced Safety

The revised street network allows for alternate vehicular circulation routes to enhance safety and ease friction for pedestrians, bicyclists and park-visitors. On-street parking, protected bike lanes and landscaping will assist in traffic calming on the main north/south corridors.

HAMILTON STREETSCAPE  
Integrated Bike Lane & Sidewalk



# Public Open Space Planning



## Creating Vibrant and Nourishing Open Space

The revised open space plan adopts the best thinking about public park design. Park-visitors are protected from higher speed traffic and have diversity of options – from the active, event driven café-centric park on 9d to the passive, serene reading space in 3a. The intention is to create spaces that drive value and ultimately pride of place.



Reference – Local Retail Anchored Public Space Sizes			
Southern Village	Weaver St. – Carrboro	University Place	Meadowmont
0.76 acres	0.44 acres	0.27 acres	0.39 acres



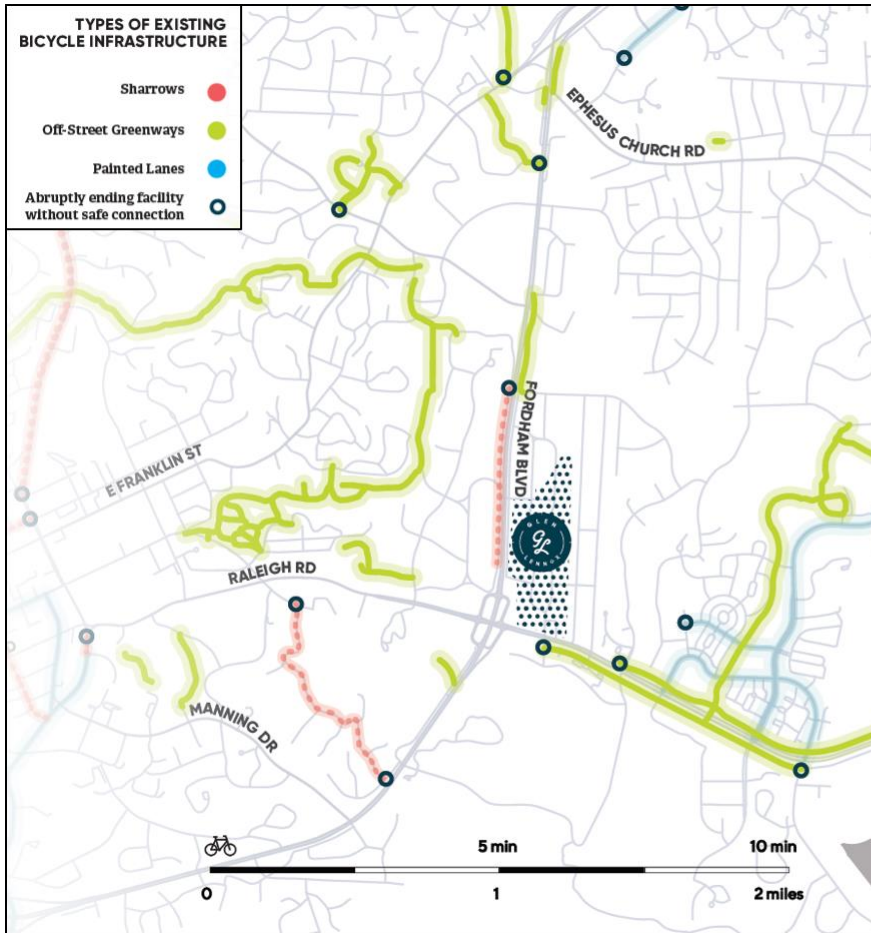
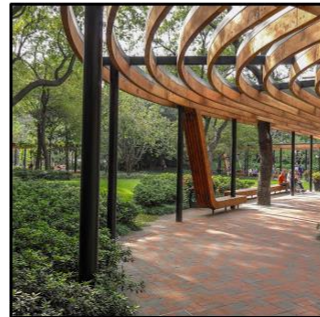


# Greenway & Transitions



## Establishing the Essence

The updated plan shifts commercial density to the west of the plan to allow for a more graceful transition between Glen Lennox and Oakwood. The Chapel Hill Greenway Trail will be extended from Meadowmont to Glen Lennox and the new trail will act as a buffer and community amenity.





# Modification Request



# Modification Request – Height Limit Shifts



Height Modification Request		
Block	Stories	
	Added	Total
4	+1	6
3A	+3	5
9B	+2	6
9C	+1	5
East side of 3 blocks	+1	3



# Q&A – Thank You

