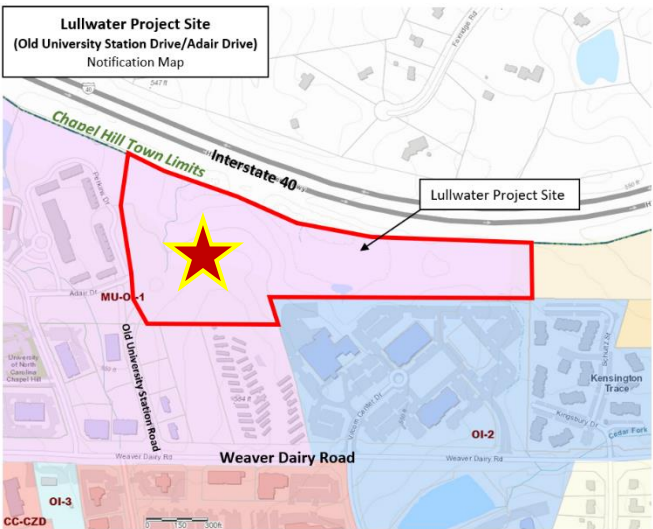




# CONCEPT PLAN REVIEW: LULLWATER, ADAIR ROAD (OLD UNIVERSITY STATION ROAD EXTENSION) (PROJECT #21-053)

## SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
Colleen Willger, Director  
Judy Johnson, Assistant Director

<b>PROPERTY ADDRESS</b> Adair Drive (Old University Station Road Extension)	<b>MEETING DATE</b> September, 14 2021	<b>APPLICANT</b> CJT, PA, on behalf of NGI Acquisitions, LLC
<b>STAFF RECOMMENDATION</b> That the Housing Advisory Board transmit comments to the applicant regarding the proposed development.		
<b>PROCESS</b> <ul style="list-style-type: none"><li>• The Housing Advisory Board has the opportunity tonight to hear the applicant’s presentation, hear public comments, and offer suggestions to the applicant.</li><li>• The Housing Advisory Board’s comments will also be transmitted to the Town Council for review at the September 22, 2021 meeting.</li><li>• The Community Design Commission reviewed a concept plan for this site on August 24, 2021.</li><li>• The Stormwater Utility Management Advisory Board reviewed a concept plan for this site on August 24, 2021.</li></ul>	<b>DECISION POINTS</b> <ul style="list-style-type: none"><li>• The site is located in the North MLK Future Focus Area of the FLUM.</li><li>• Consideration of building placement, design and articulation related to street frontages and pedestrian experiences.</li></ul>	
<b>PROJECT OVERVIEW</b> <p>This 20.4-acre site is located at Adair Drive and Old University Station Road Extension, near Weaver Dairy Road and Martin Luther King Jr. Blvd., and is zoned Mixed Use-Office/Institutional-1 (MU-OI-1) and Residential-3 (R-3).</p> <p>The applicant proposes to construct up to 270 apartments along with 40 townhomes. Approximately 475 parking spaces are proposed along with electric charging stations and bicycle parking.</p> <p>The applicant’s affordable housing plan proposes to include 15% of the rental apartments, or 35 units, as affordable and workforce units (7 at 80-120%AMI, 14 at 100% AMI, and 14 at 120%).</p>	<b>PROJECT LOCATION</b> 	
<b>ATTACHMENTS</b>	<ol style="list-style-type: none"><li>1. Concept Plan Report</li><li>2. Draft Staff Presentation</li><li>3. Resolution A, transmitting comments to the applicant</li><li>4. Advisory Board recommendations (<i>to be attached</i>)</li><li>5. Applicant Materials</li></ol>	



## LONG-RANGE PLANS EVALUATION

### Lullwater

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

<b>PROPERTY ADDRESS</b> Adair Drive / Old University Station Road	<b>APPLICANT</b> CJT, PA, on behalf of NGI Acquisitions, LLC	<b>CURRENT ZONING DISTRICT</b> Mixed Use – Office/Institutional (MU-OI-1)
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<b>EXISTING LAND USE</b> Vacant / Undeveloped	<b>PROPOSED LAND USE</b> Multifamily Residential
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#### **SURROUNDING PROPERTIES – EXISTING LAND USES**


I-40 freeway (North), Vacant/Undeveloped (East), Multifamily Residential (Southeast, West), Office (South, Southwest), Mobile Home Park (South)

<b>FUTURE LAND USE MAP (FLUM) FOCUS AREA</b> North MLK, JR Blvd	<b>FLUM SUB-AREA</b> D
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#### **OTHER APPLICABLE ADOPTED PLANS**

- |  |   |
|--|---|
| <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 and Response Plan ( <b>NEW</b> ) |
| <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                               |
| <input checked="" type="checkbox"/> Cultural Arts Plan             |   |

#### **SUMMARY OF PLAN CONSIDERATIONS AFFECTING SITE**

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

##### **Future Land Use Map (FLUM)**

- The project is located in the N MLK Jr Blvd Focus Area, Sub-Area D.
- Multifamily Residential is identified as one of the appropriate Primary land uses.
- Typical Height in the Sub-Area is 4-6 stories.
- No features are shown for Transitional Area, Activated Street Frontages, Proposed Connections, or Future Parks & Open Space impacting the site.
- The Mobile Home Park to the south is identified as a Sensitive Displacement Area.

##### **Mobility and Connectivity Plan**

- The site does not front on existing roads. Proposed extensions of Adair Drive and Old University Station Road would provide access to the site.
- 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.
- A future *Bus Rapid Transit station* is located within ¼ 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.

##### **Parks Comprehensive Plan**

- 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.
- No additional Neighborhood Parks or Community Parks are proposed in the vicinity of the site.

### **Greenways Master Plan**

- 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.
- The applicant should **coordinate with Chapel Hill Parks & Recreation** for the latest information on trail alignment, design, and construction timing.

### **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 (NEW)**

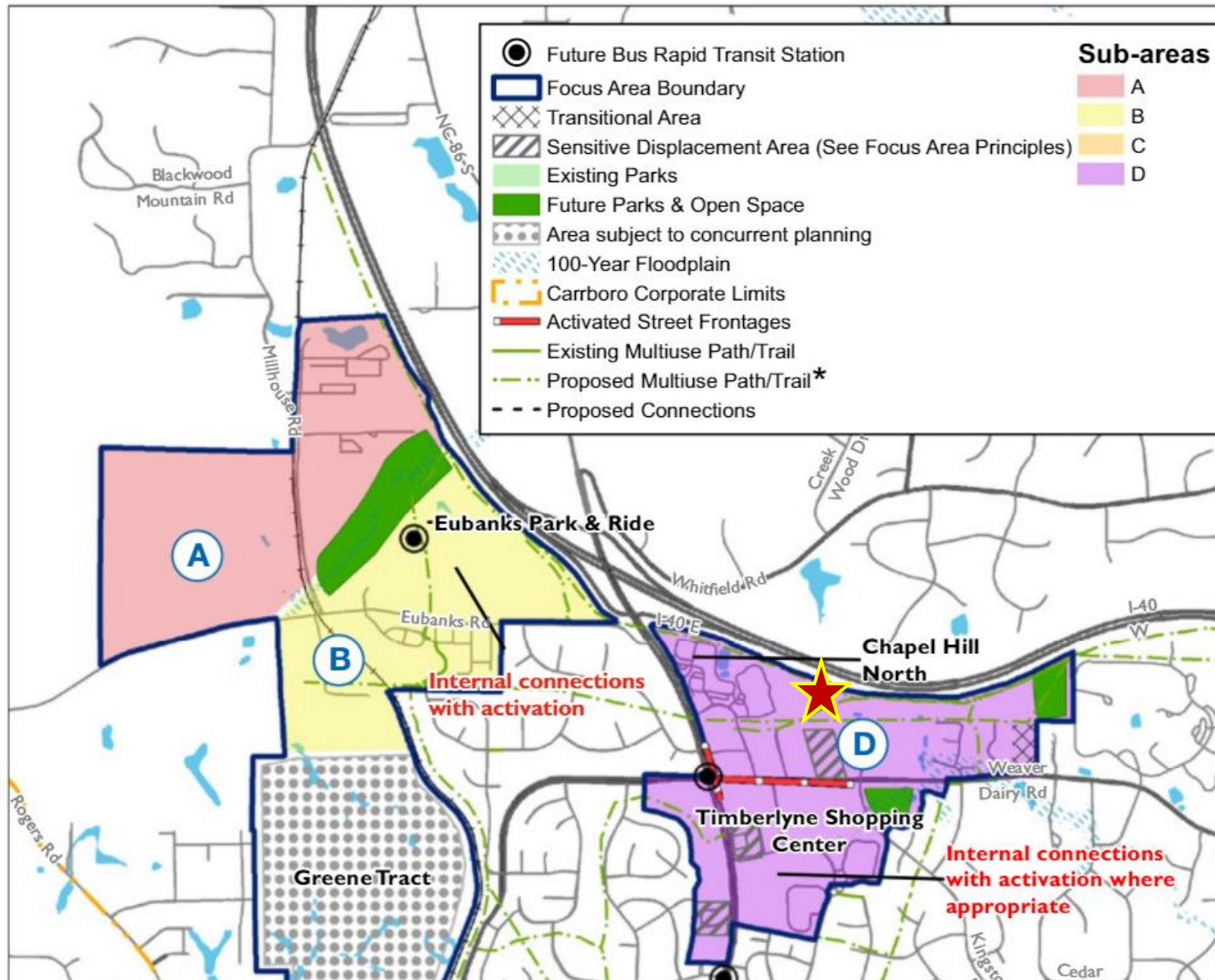
*(Note: no map excerpt provided, as the Plan is generally text-based)*

- 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

Lullwater

## Future Land Use Map (Excerpt)

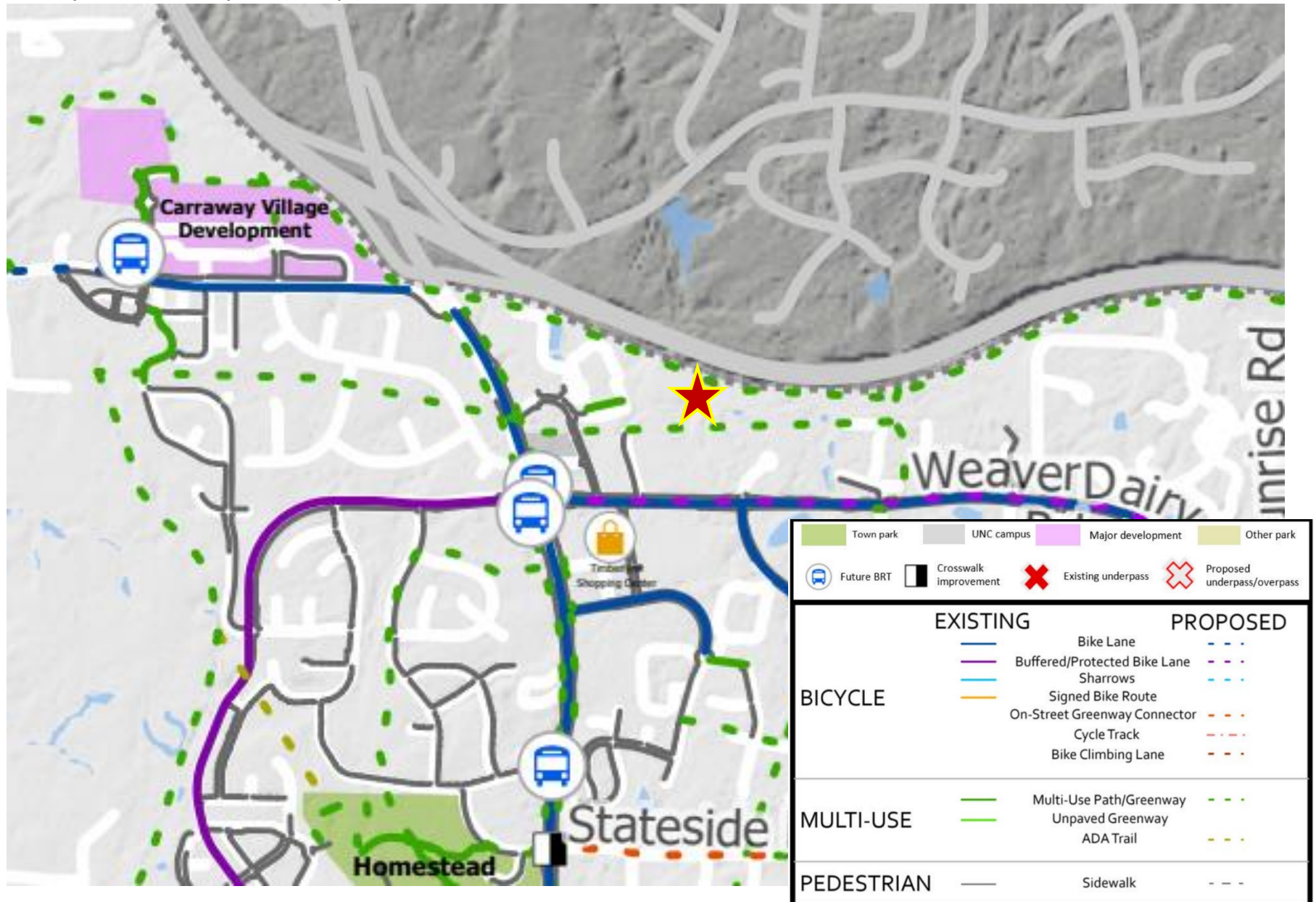




# CONCEPT PLAN REPORT

Lullwater

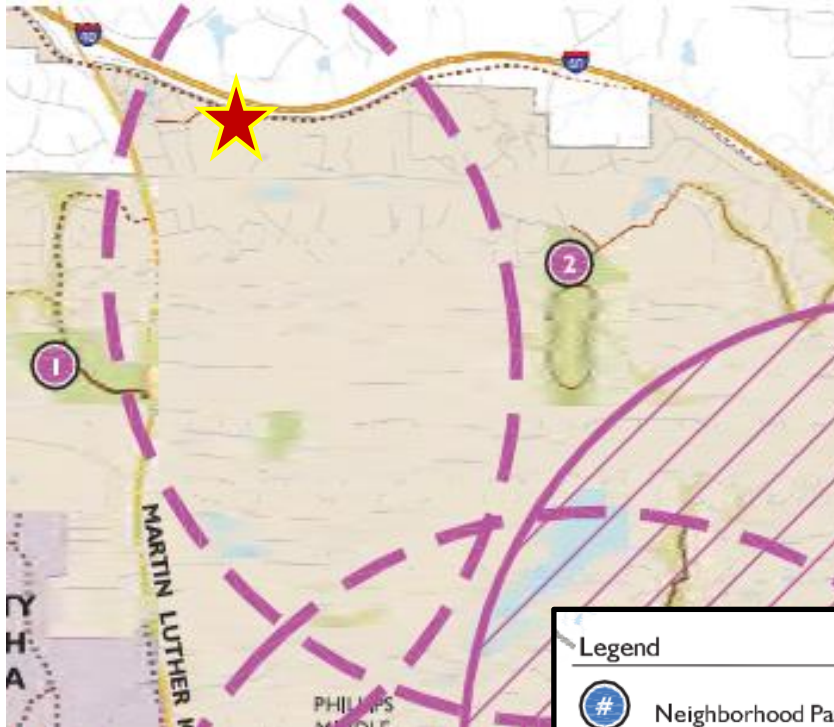
## Mobility and Connectivity Plan (Excerpt)



# CONCEPT PLAN REPORT

Lullwater

## Parks Comprehensive Plan (Excerpt)



### Legend

- Neighborhood Park
- Service Radius 1/2 Mile
- Community Park Serving as Neighborhood Park
- Proposed Neighborhood Park 1/2 Mile radius

- Community Park
- Service Radius 1.5 Mile
- Proposed Community Park 1.5 Mile radius
- Chapel Hill Town Limits

### COMMUNITY PARK FACILITIES

(Community Park Serving as Neighborhood Park)

- 1 HOMESTEAD PARK
- 2 CEDAR FALLS PARK
- 3 COMMUNITY CENTER PARK
- 4 SOUTHERN COMMUNITY PARK

### NEIGHBORHOOD PARK FACILITIES

- 5 NORTH FOREST HILLS PARK
- 6 PRITCHARD PARK
- 7 EPHEsus PARK
- 8 UMSTEAD PARK
- 9 HARGRAVES PARK
- 10 OAKWOOD PARK
- 11 MEADOWMONT PARK



# CONCEPT PLAN REPORT

Lullwater

Greenways Master Plan (Excerpt)



# CONCEPT PLAN REPORT

Lullwater

## 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)

