



LONG-RANGE PLANS EVALUATION

5500 Old Durham Road

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

PROPERTY ADDRESS 5500 Old Durham Road	APPLICANT Wendi Ramsden CJT, PA	CURRENT ZONING DISTRICT Residential-1 (R-1)
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EXISTING LAND USE Vacant / Undeveloped	PROPOSED LAND USE Multifamily Residential
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SURROUNDING PROPERTIES – EXISTING LAND USES
I-40 freeway (North/East), Single-family residence (East, West, and South)

FUTURE LAND USE MAP (FLUM) FOCUS AREA North 15-501 Corridor	FLUM SUB-AREA A
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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 (NEW)
<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 North 15-501 Corridor Sub-Area A.
- Multifamily Residential is identified as one of the appropriate Primary land uses.
- Typical Height in the Sub-Area is 4-6 stories.
- Transitional Area is on the south side of the site.

Mobility and Connectivity Plan

- The NCDOT project is nearing completion to upgrade Old Durham Road with pedestrian and bicycle facilities.

Parks Comprehensive Plan

- The site does not fall within a Community Park or Neighborhood Park Service Area.
- No additional Neighborhood Parks or Community Parks are proposed in the vicinity of the site.

Greenways Master 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- Mapping of future bike facilities in the Bike Plan is superseded by the Mobility and Connectivity Plan.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 Clark Lake 1 (JL1) Basin. The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

Climate Action and Response Plan (NEW)

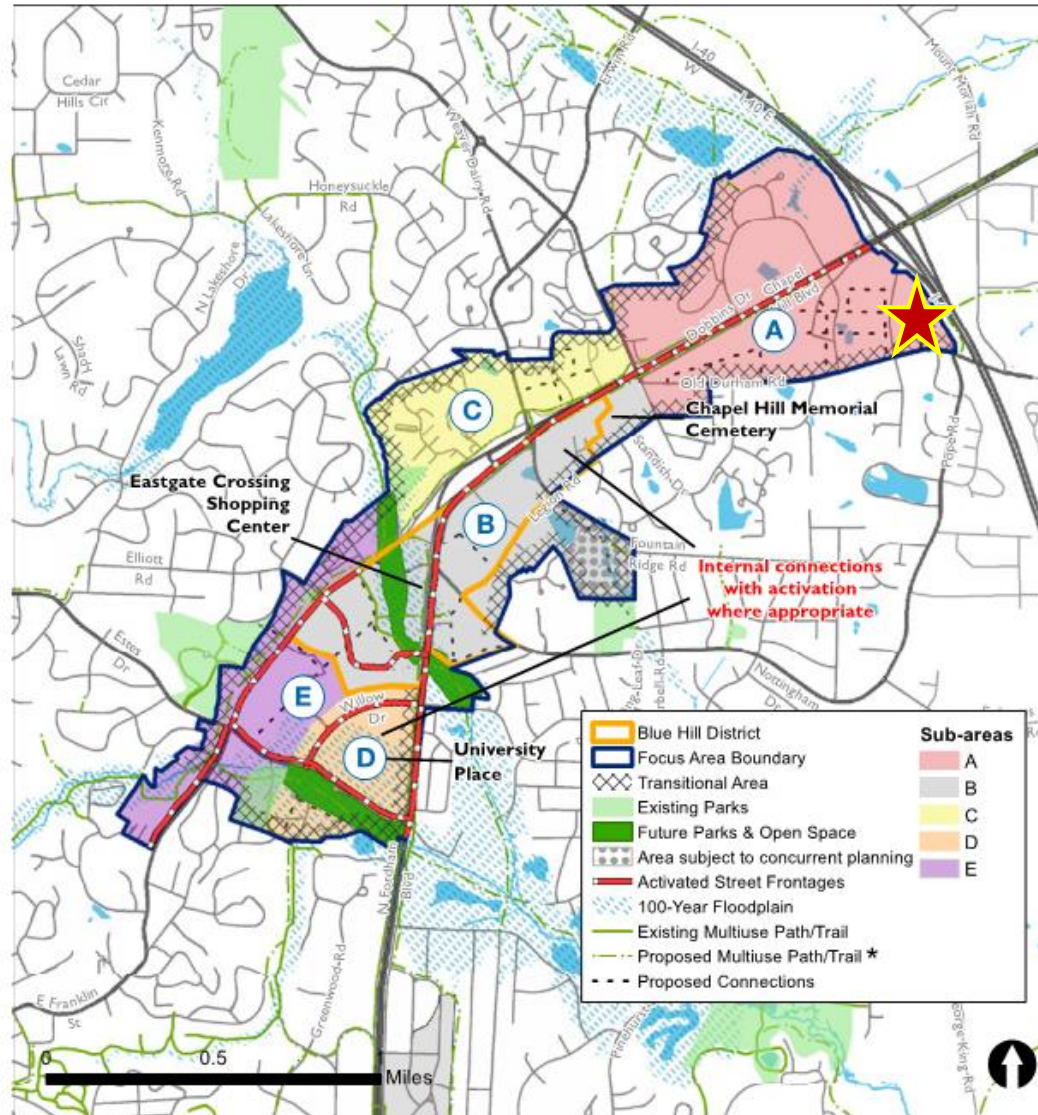
(Note: no map excerpt provided, as the Plan is generally text-based)

- 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

5500 Old Durham Road

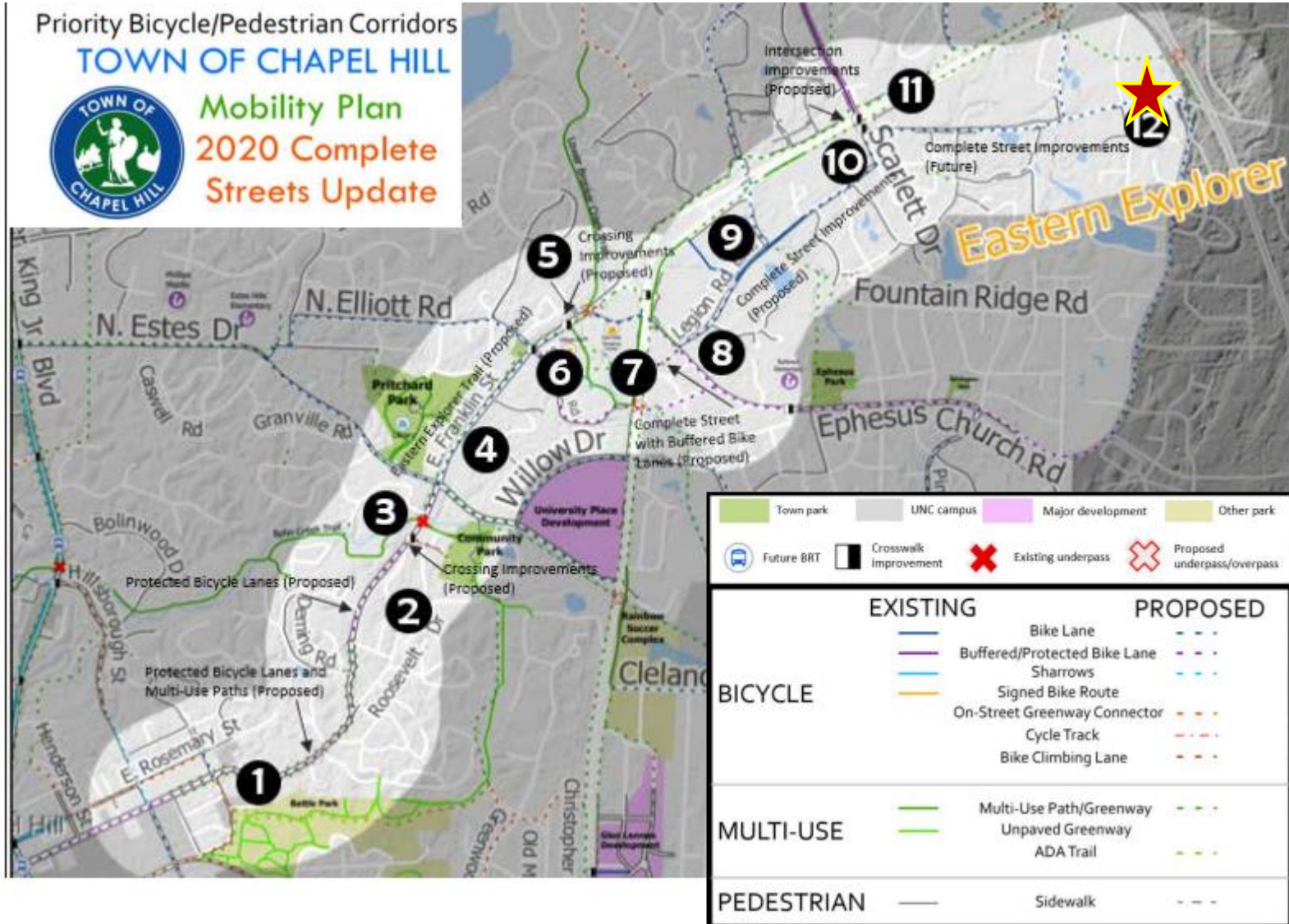
Future Land Use Map (Excerpt)



CONCEPT PLAN REPORT

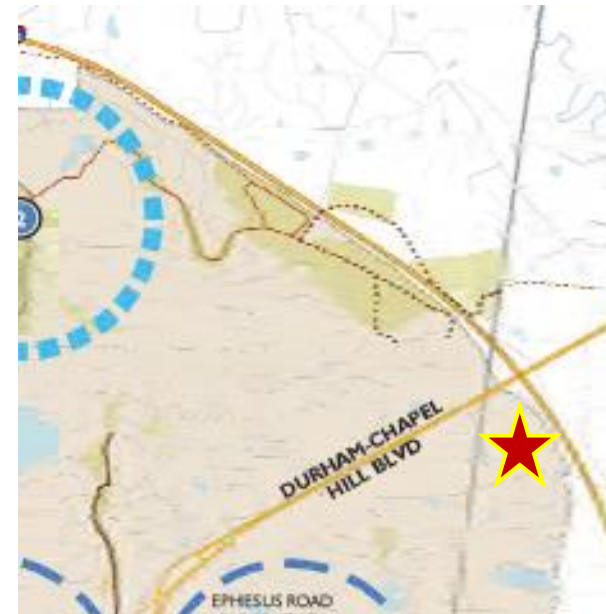
5500 Old Durham Road

Mobility and Connectivity Plan (Excerpt)











CONCEPT PLAN REPORT

5500 Old Durham Road



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

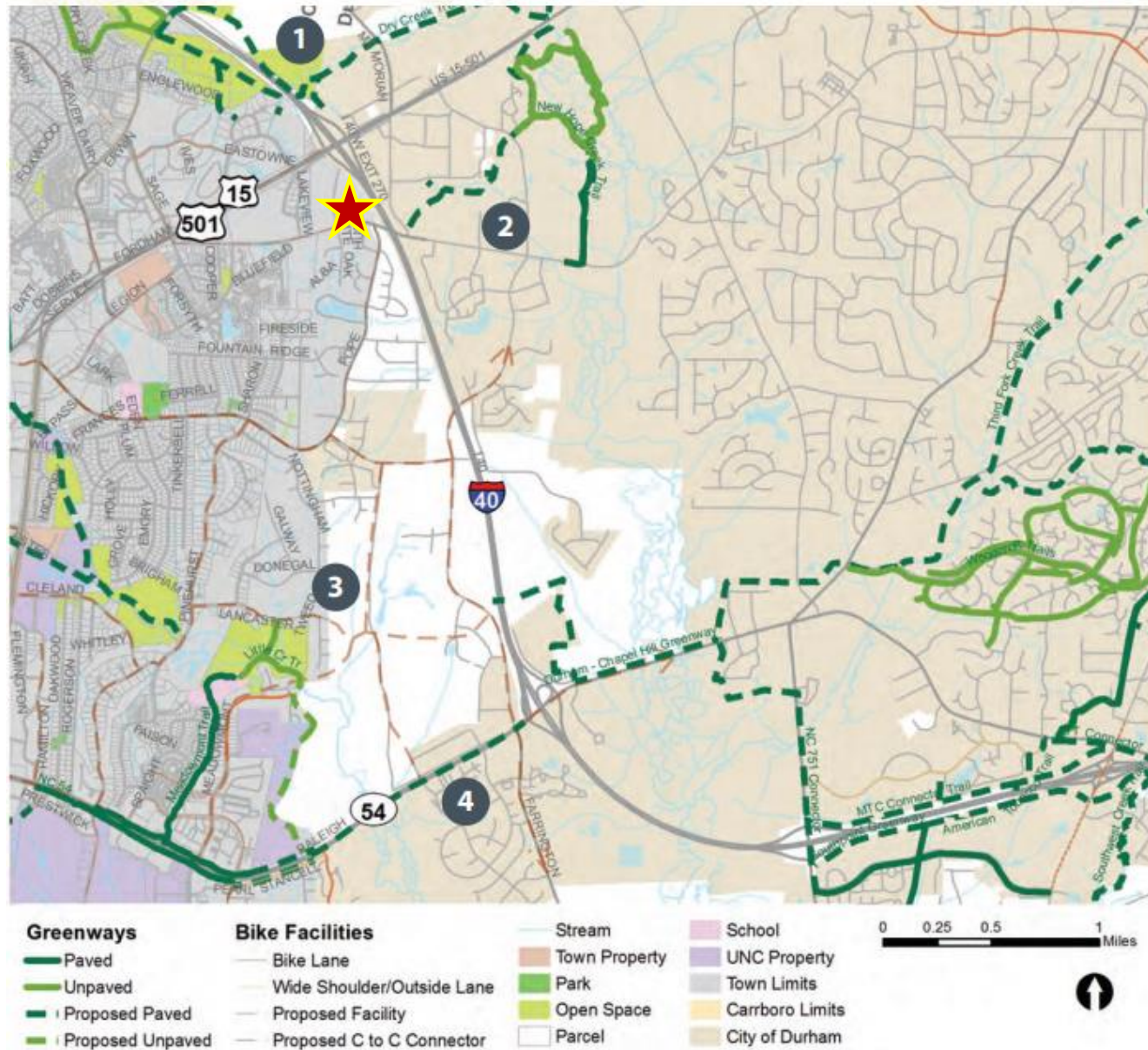
NEIGHBORHOOD PARK FACILITIES

- 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

5500 Old Durham Road

Greenways Master Plan (Excerpt)



CONCEPT PLAN REPORT

5500 Old Durham Road

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)

