

# Planning & Development Services Update (March 2018)



**Ben Hitchings, AICP, CZO**  
**Director of Planning & Development Services**  
**March 2, 2018**



**TOWN OF CHAPEL HILL**

# March Madness Edition



Franklin Street

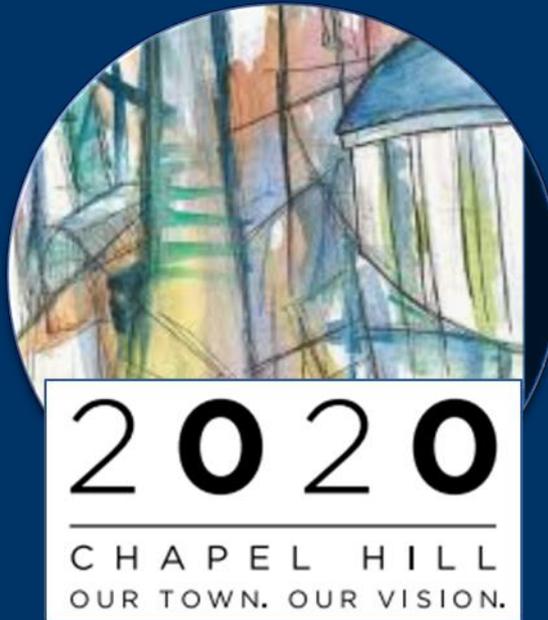
Monday, April 3, 2017

(Photo by Kevin Seifert)



TOWN OF CHAPEL HILL

# Community Vision



Create a Place  
For Everyone



Community  
Prosperity &  
Engagement



Facilitate Getting  
Around



Nurture Our  
Community



Good Places,  
New Spaces

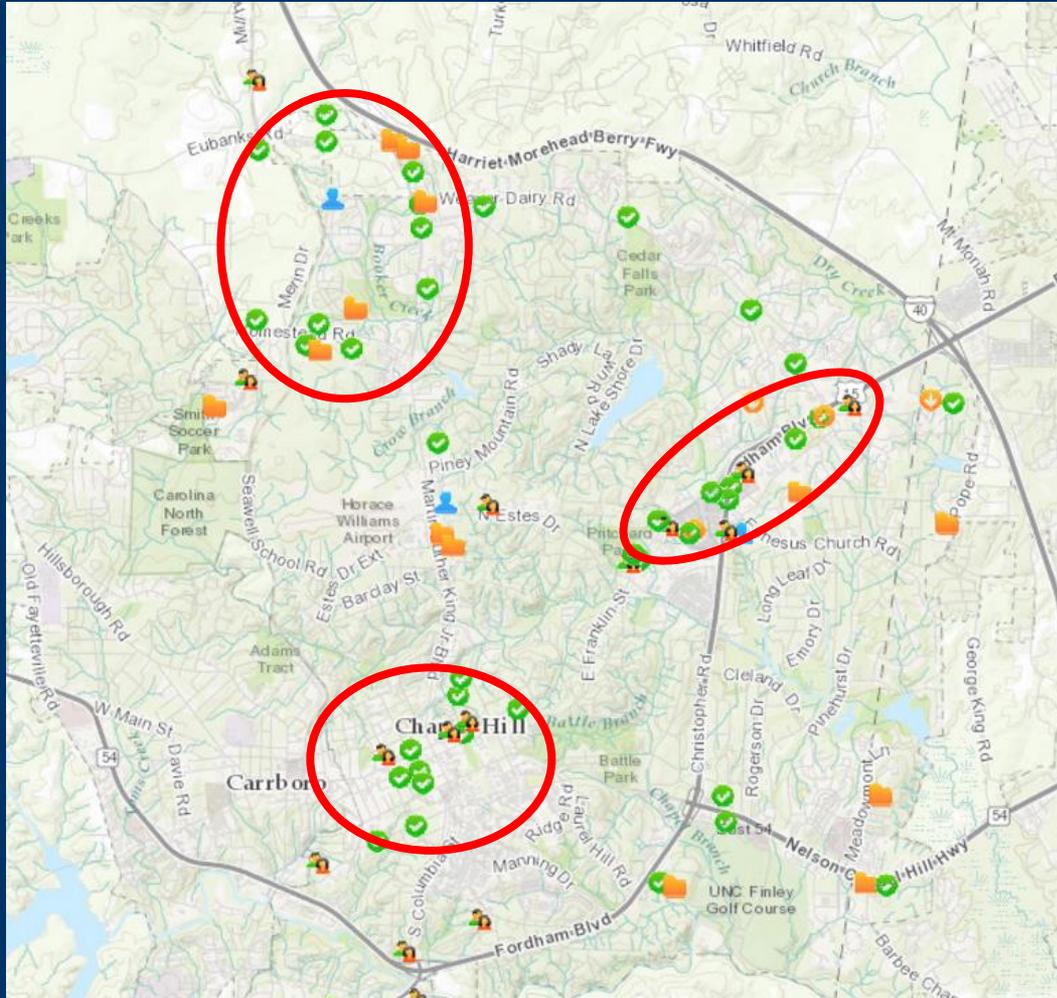


Town/Gown  
Collaboration



TOWN OF CHAPEL HILL

# Development Activity Report



- Approved
- Concept Plan Review
- Denied
- Under Review/Pending
- Inactive
- Withdrawn

<http://gis.townofchapelhill.org/developments/>



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# Concept Plans

Coley Hall

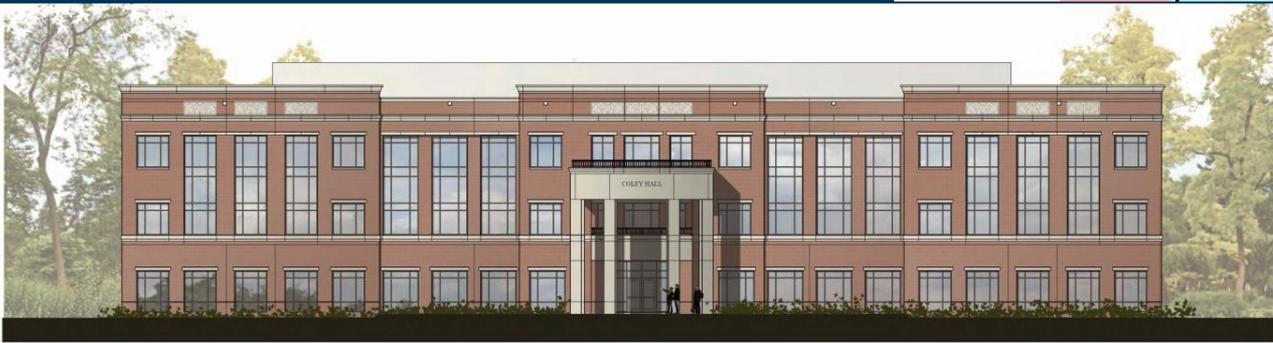
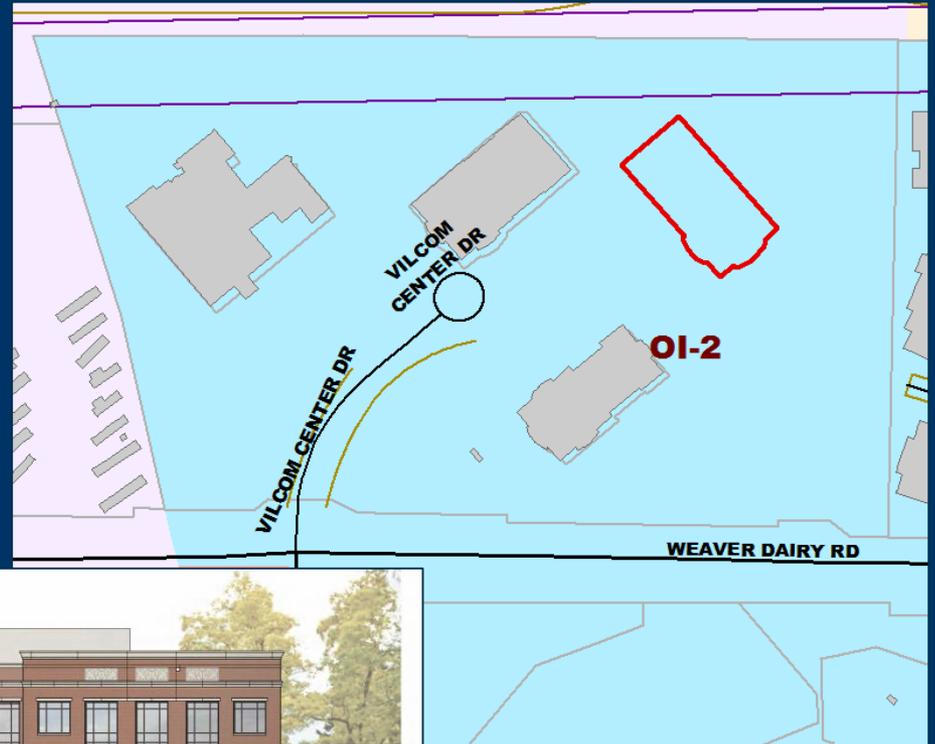
Columbia St. Annex

Dunkin Donuts

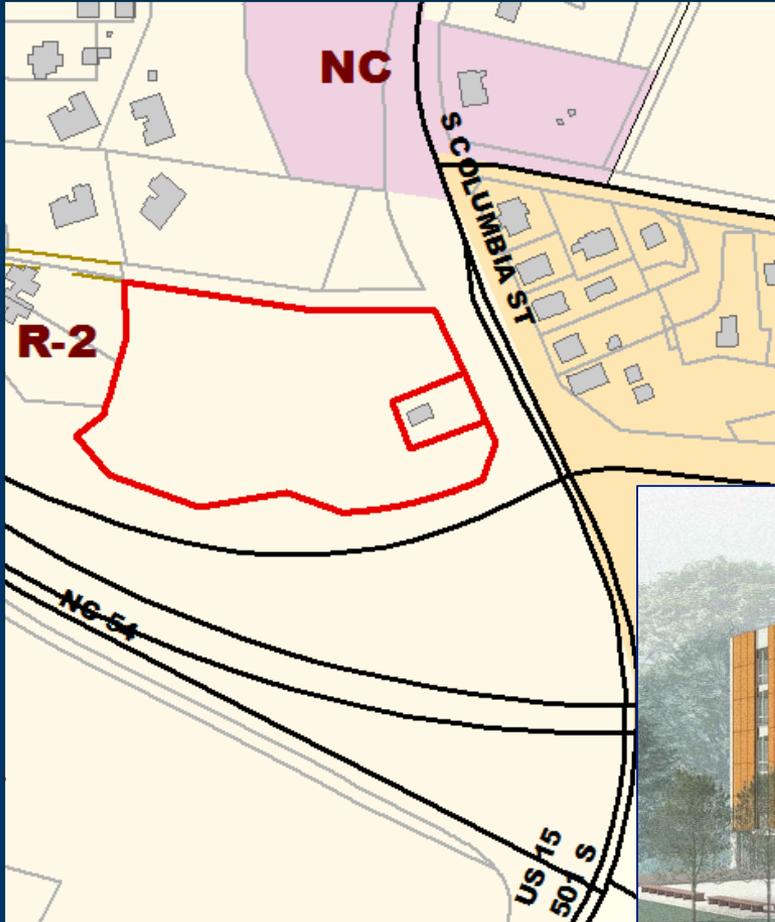
Hanover Chapel Hill



# Coley Hall (Vilcom) Self-Storage

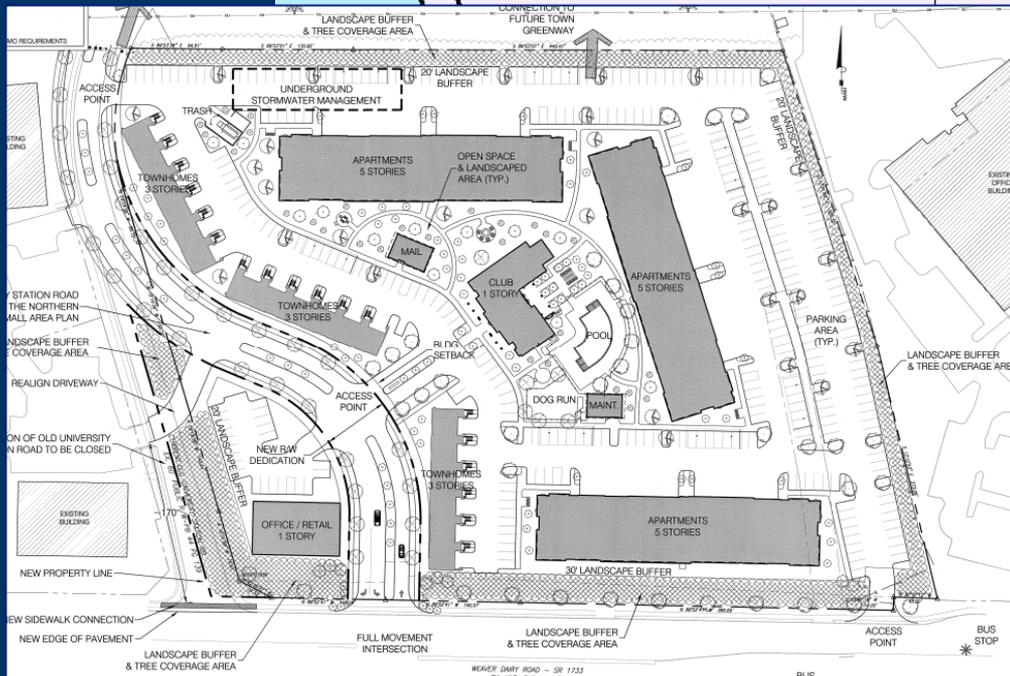
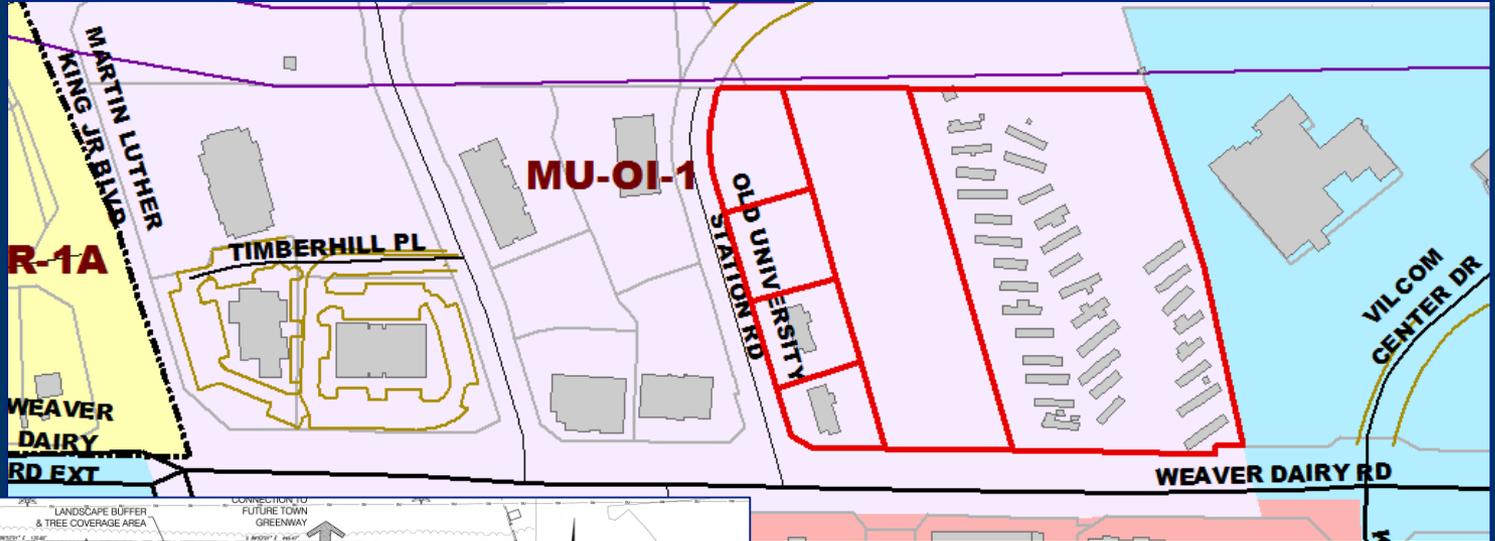


# Columbia St Annex Mixed Use





# Hanover Chapel Hill



# Special Use Permit Updates

**11 Sixty 5 Weaver Dairy Road**

**Active Adult Retirement Residence (Homestead Rd)**

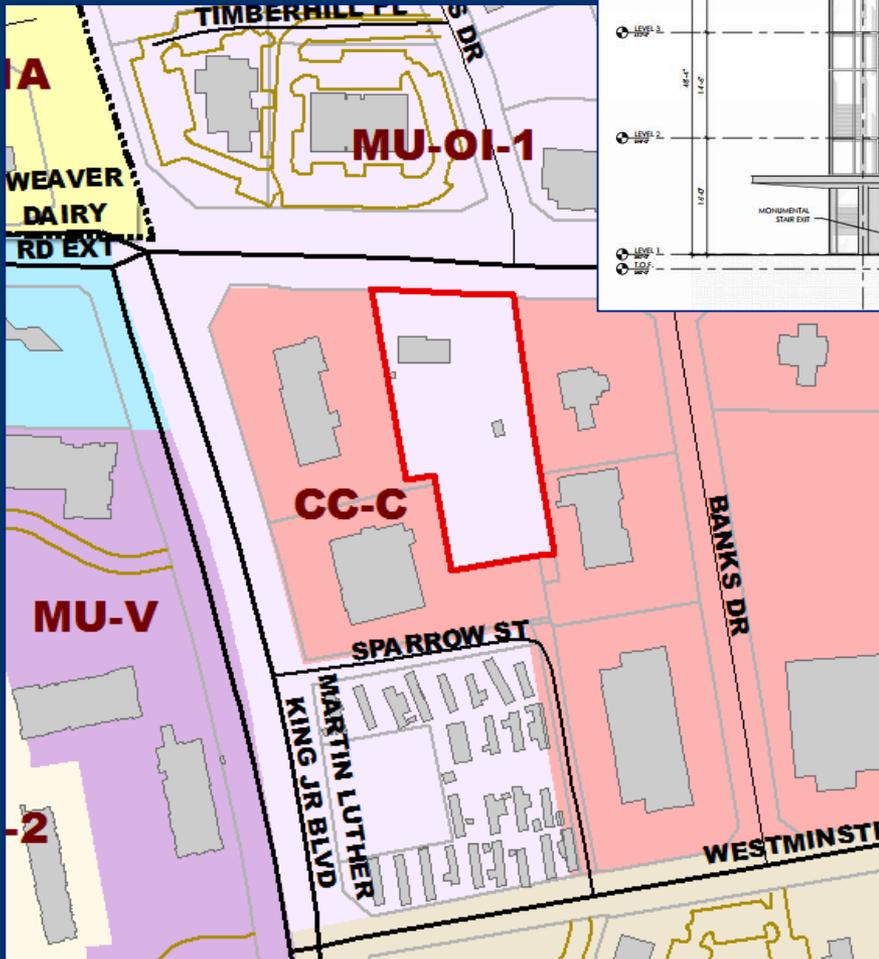
**CASA Merritt Mill**

**Chapel Hill High School**

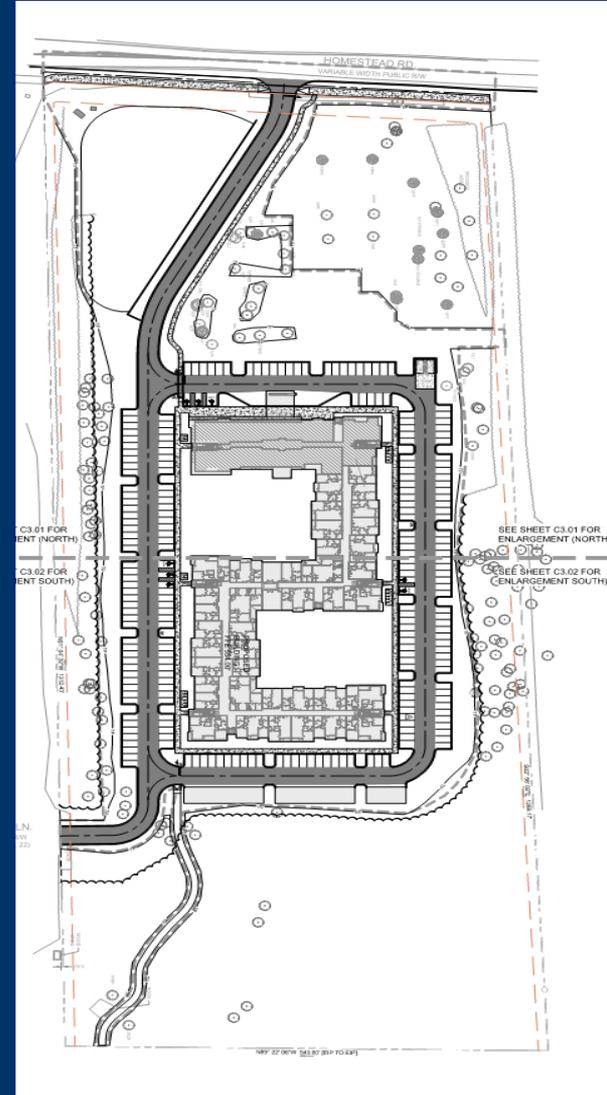
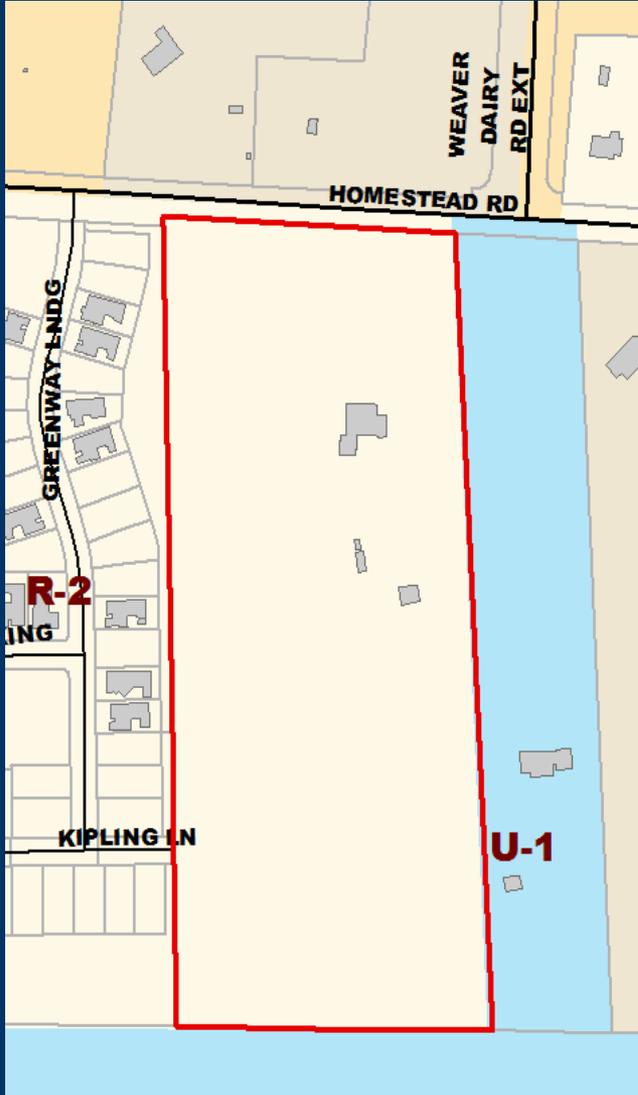
**Chapel Hill Cooperative Preschool**



# 11Sixty5 Weaver Dairy Road



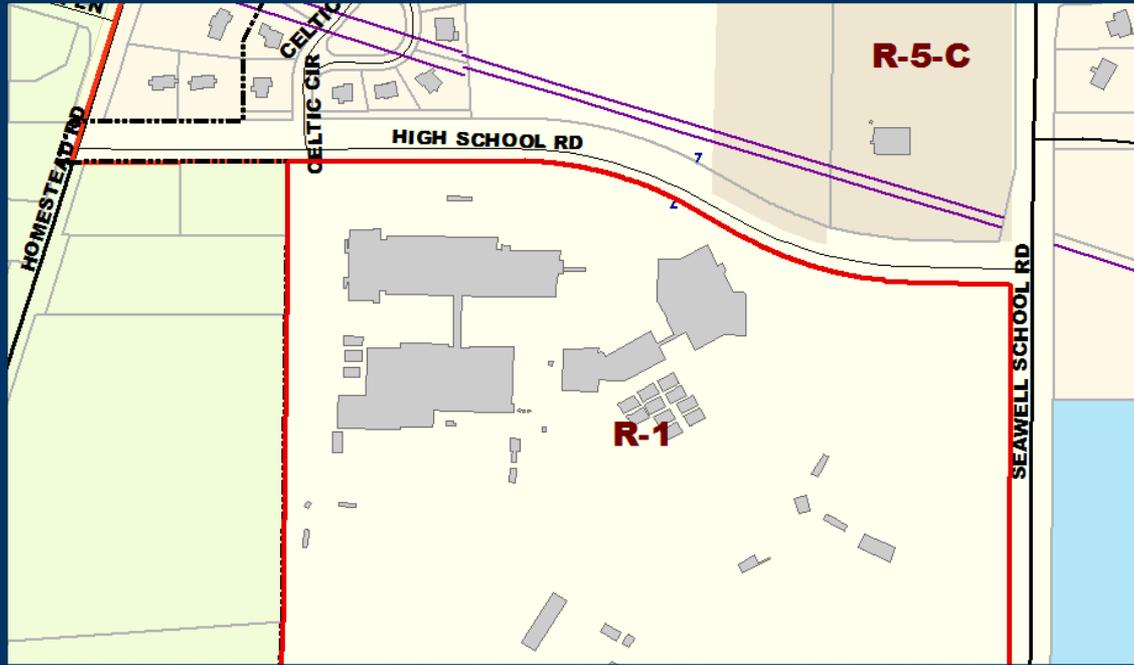
# Active Adult Retirement Apartments







# Chapel Hill High School

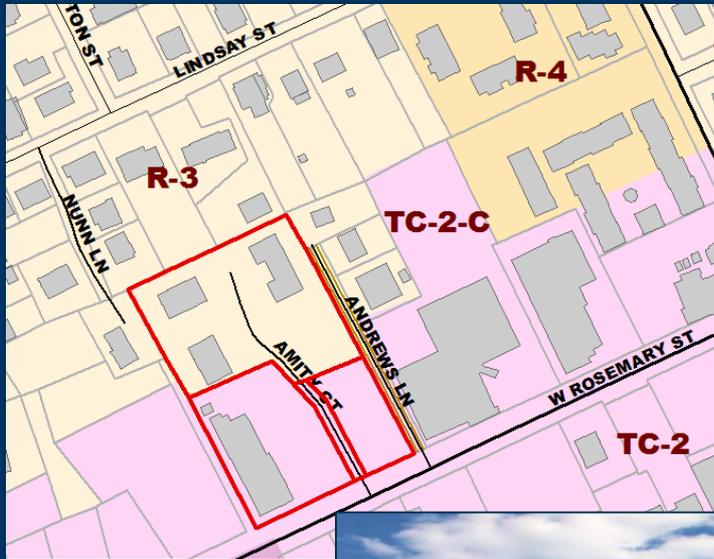


# Development Agreements

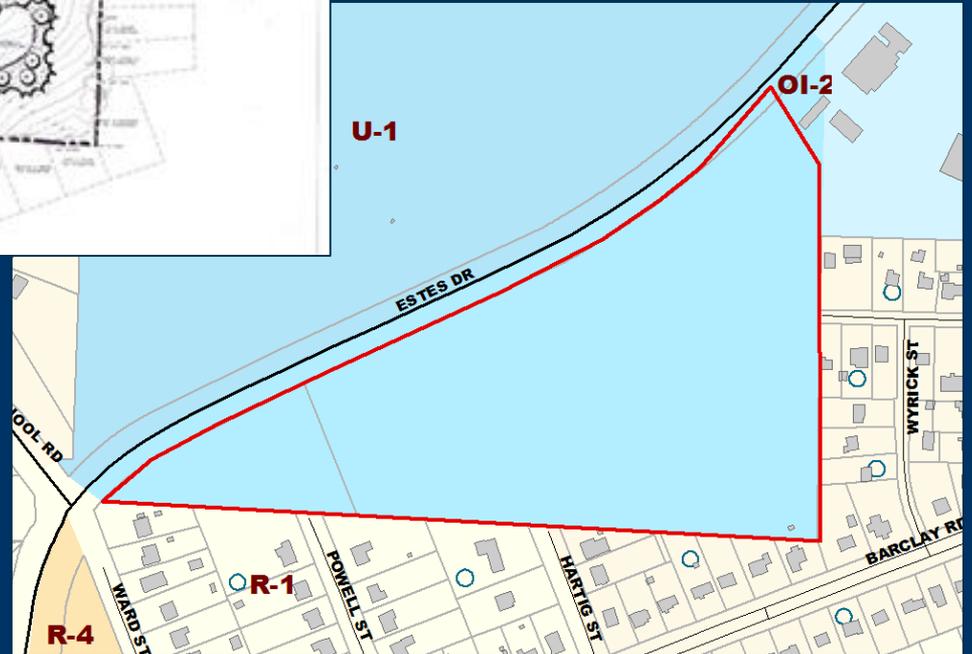
- **Amity Station**
- **Municipal Services Center**



# Amity Station Mixed Use



# Municipal Services Center

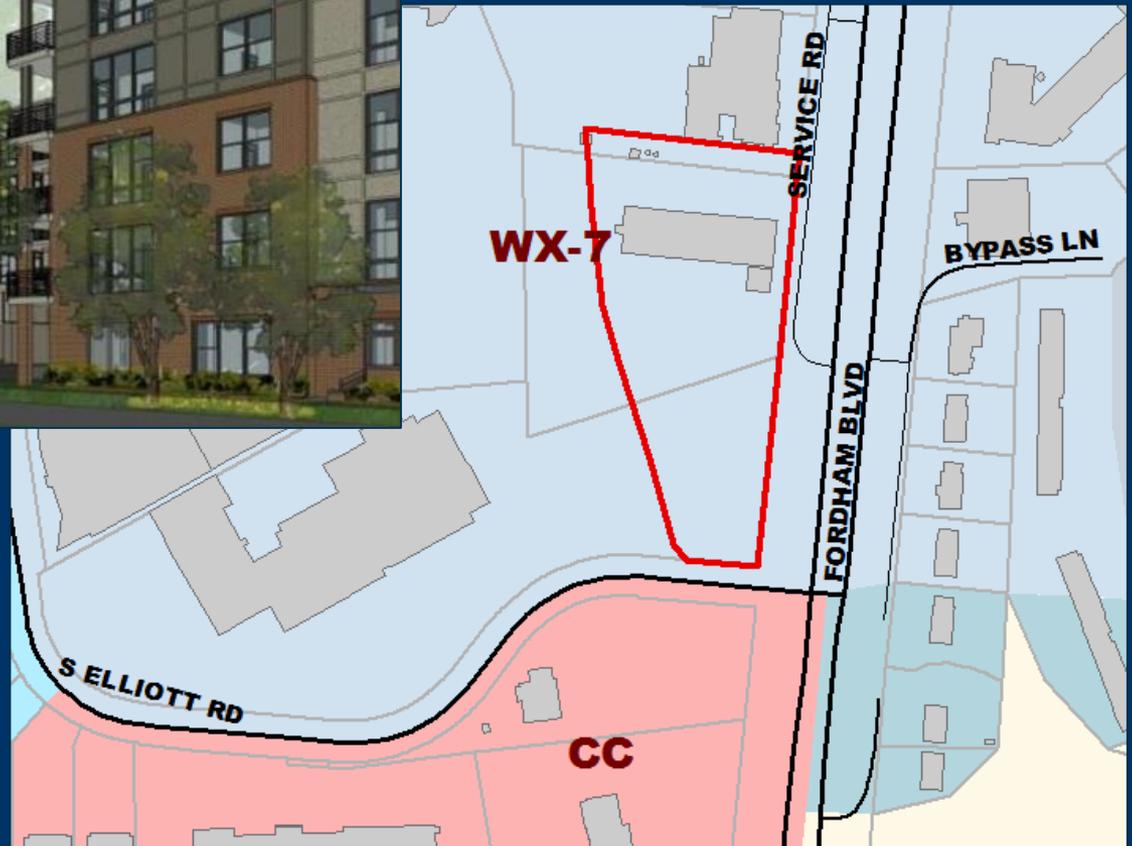


# Ephesus-Fordham Projects

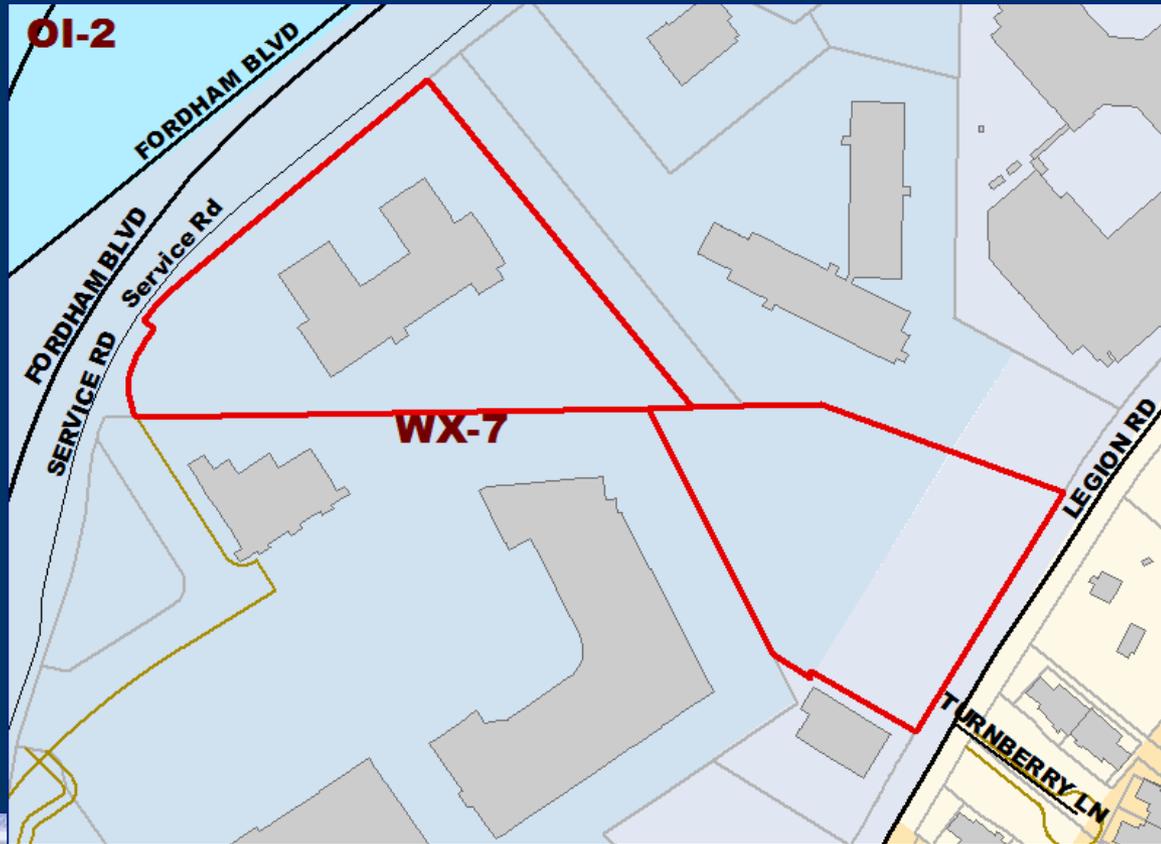
- **Fordham Boulevard Apartments**
- **Hillstone**
- **Tru Hotel/Quality Inn Redevelopment**
- **Village Plaza**



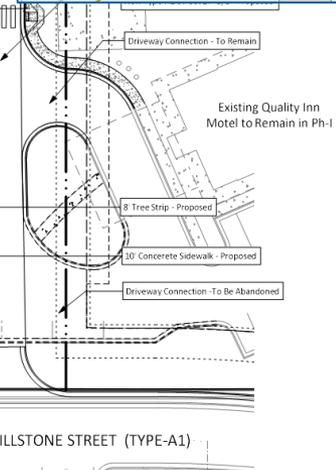
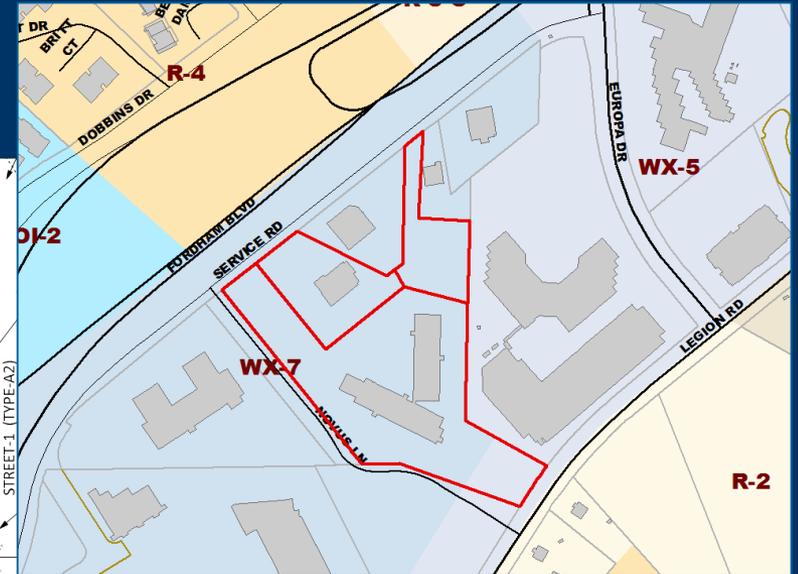
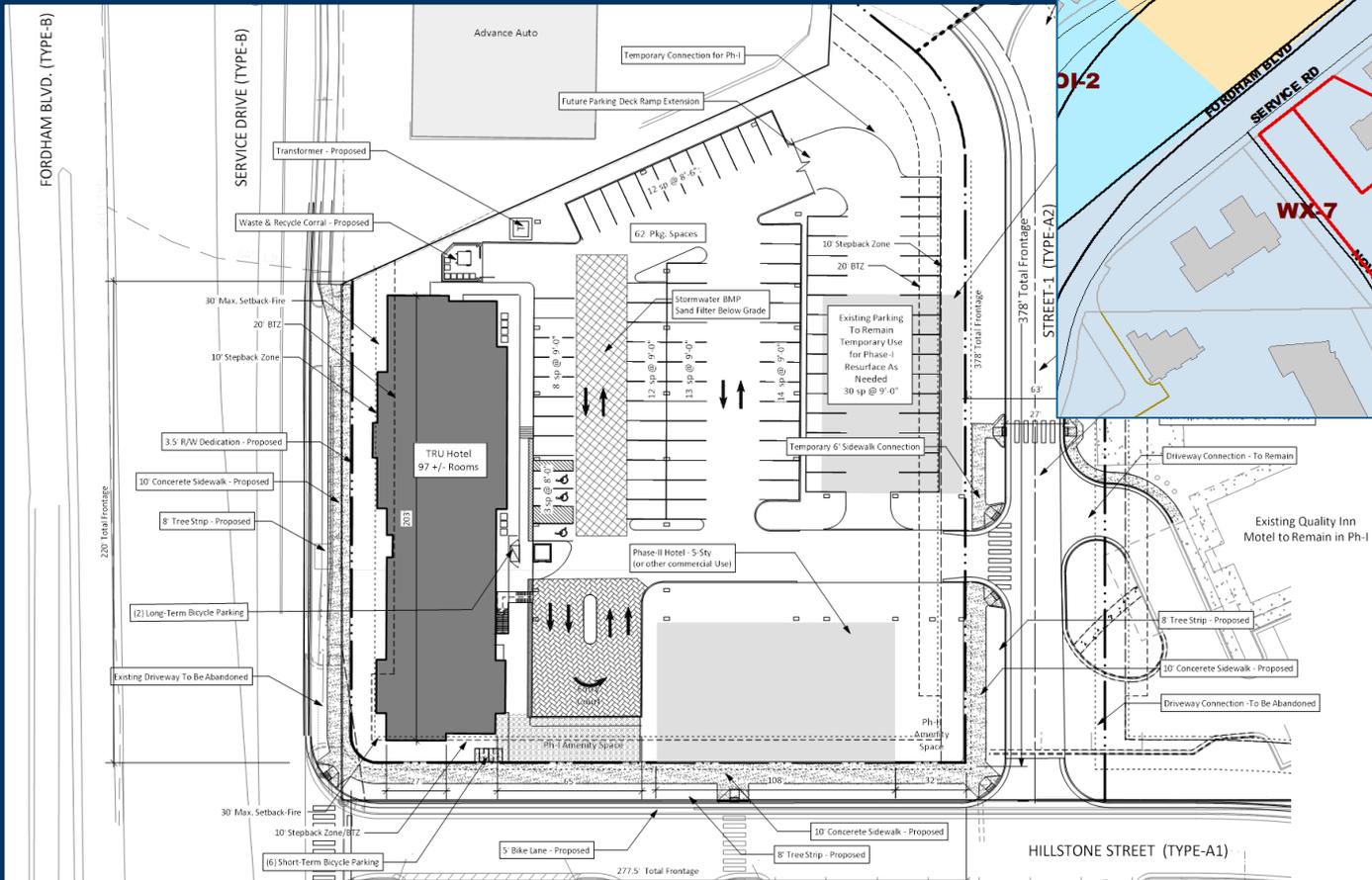
# Fordham Boulevard Apartments



# Hillstone Chapel Hill



# Tru Hotel/Quality Inn Redevelopment



# Village Plaza (Whole Foods)

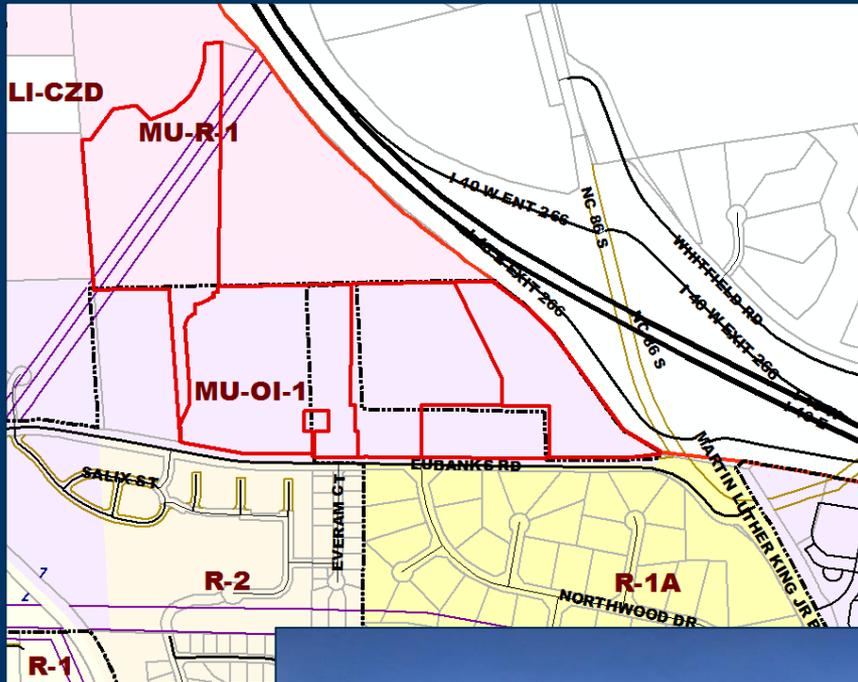


# Projects Under Construction

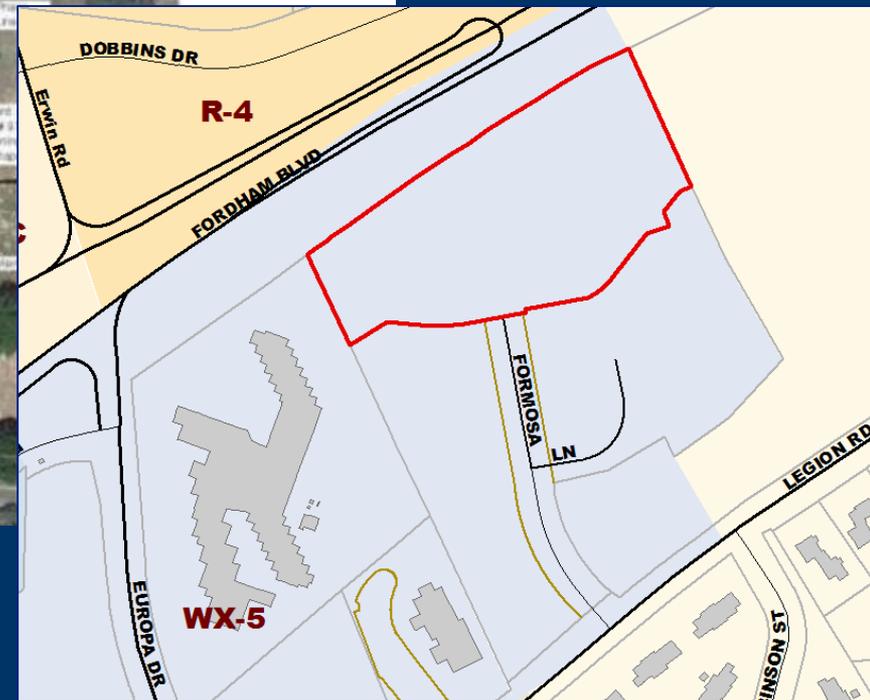
- **Carraway Village**
- **Greenfield Commons**
- **Station at East 54 (Fire Station #2)**
- **Village Plaza South**



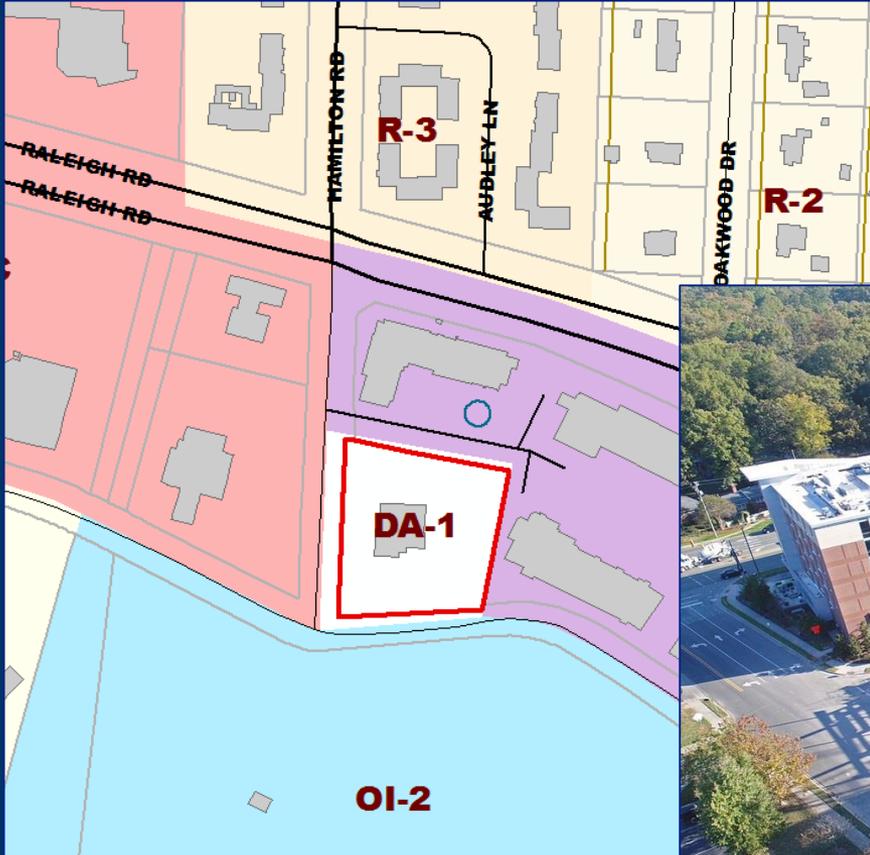
# Carraway Village



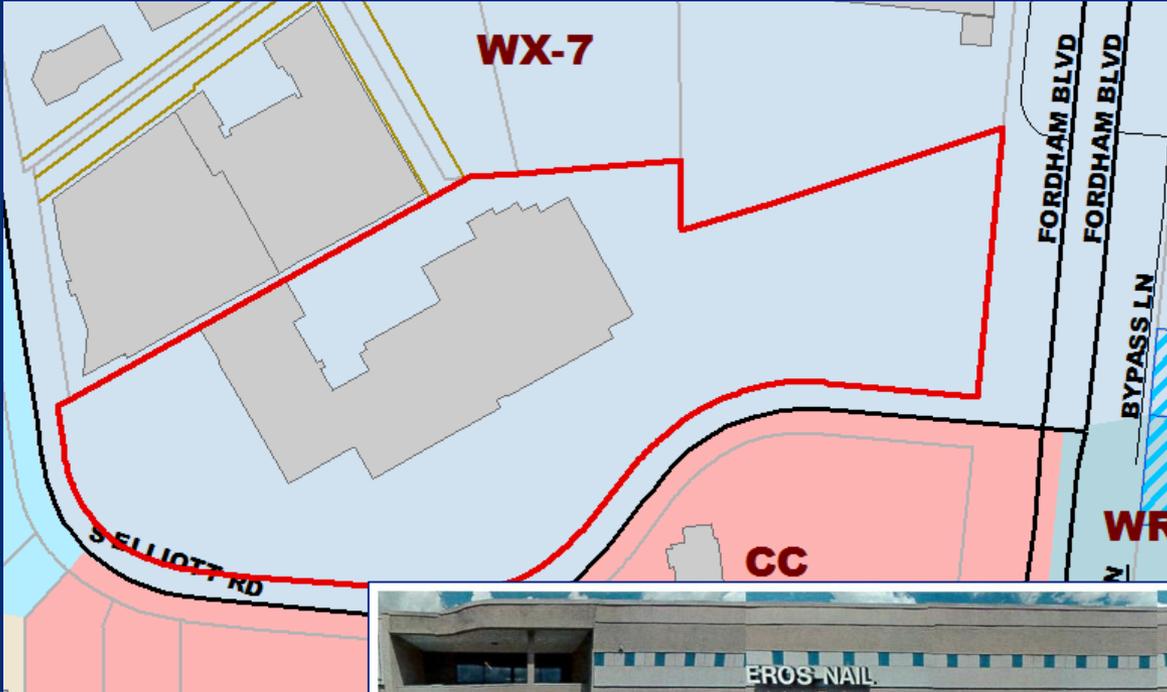
# Greenfield Commons (DHIC Phase 2)



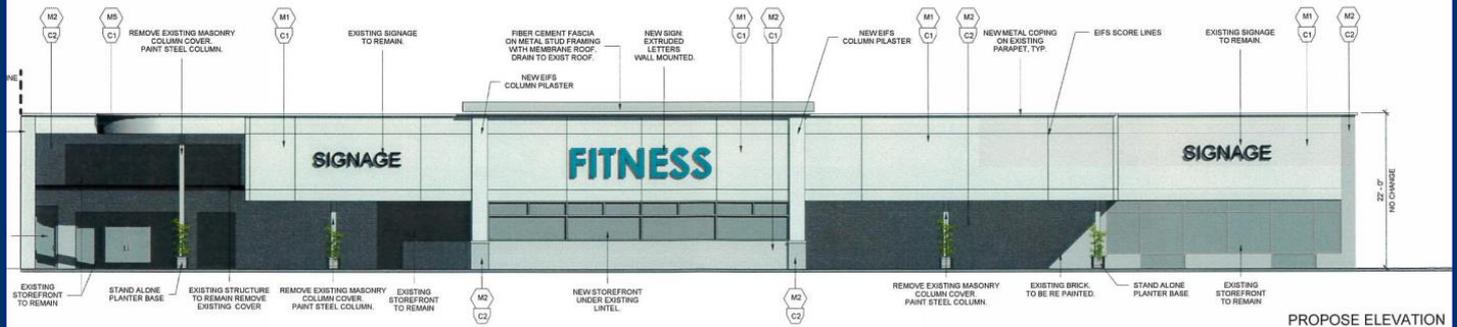
# Station at East 54 (Fire Station #2)



# Village Plaza South



EXISTING CONDITION





# Special Planning Initiatives

## Blue Hill Design Guidelines



REVISED PUBLIC DRAFT • 03.16.2018

3.2 Design the street frontage to promote pedestrian activity. Appropriate strategies include:

- Active street frontages
- Pedestrian-oriented entries
- Windows facing the street
- Small public squares fronted by the sidewalk
- Urban streetscape design and landscaping

3.3 Develop an active pedestrian-friendly area in front of a building, when it is set back from the build-to-line. Areas should be:

- Open to the public
- Landscaped with "green" areas

3.4 Design the street frontage to be compatible with the surrounding context. Provide a landscaped front setback:

- Between buildings or parking areas and the street where development will be oriented primarily towards internal parking areas
- Where residential development with a landscaped setback is located across the street

**Figure 3.3** Develop active pedestrian-friendly areas in front of a building, when it is set back from the build-to-line.

**STRATEGIES FOR ACTIVATING STREET-FRONTAGES**

Where possible, buildings in Blue Hill should be built to the build-to-line to support an active street edge. When a building is set back from the build-to-line, the setback area should be designed to encourage active use. Landscape features (including seating, plants, lighting, bicycle racks, etc.), outdoor dining and architectural features are all encouraged. These alternatives should be integrated with the design of the building and may be combined as appropriate.

**ARCADÉ**

**LANDSCAPE FEATURES**

**OUTDOOR DINING**

**Diagram 3.1** Strategies for Activating Street-Frontages

CHAPTER 3 - SITE DESIGN 37

## Next step

- Open House
- March 6<sup>th</sup>
- 6-7 pm
- Library

For more information, visit:

[www.townofchapelhill.org/BlueHillDesign](http://www.townofchapelhill.org/BlueHillDesign)



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# Special Planning Initiatives

## Station Area Planning

### Next step

- Council presentation
- March 14<sup>th</sup>
- 5-6:30 pm
- Council Chambers



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# Special Planning Initiatives

## Wireless Telecommunications Initiative

Wireless Telecommunications Initiative

**STATION 3:**  
Key Facility Types

Small Cell Facilities      Macro Facilities



**Size**

The visual impact of wireless facilities is often related to height. Small cell poles are smaller than macro-towers, but with more frequent placement.

Small Cell poles are typically 40' to 50' tall

Macro-towers may be from 150' to 400' tall



### Next step

- Open House
- March 6<sup>th</sup>
- 6:30 pm
- Council Chambers
- Lobby

For more information, visit:

[www.townofchapelhill.org/wireless](http://www.townofchapelhill.org/wireless)



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# Question & Answer



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