

Context of Planning and Development Activity in NC 54 Corridor

LONG RANGE PLANNING

**Adopted 2030 Durham-Chapel Hill-Carrboro Long Range
Transportation Plan**

**2035 D-CH-C Long Range Transportation Plan socio-economic
projections**

Special Transit Advisory Commission Report

Chapel Hill Long Range Transit Plan

Farrington Road/Stagecoach Road Corridor Study

Proposed NC 54 Corridor Study

Context of Planning and Development Activity in NC 54 Corridor

DEVELOPMENT ACTIVITY

(along East 54 corridor between Fordham and Town limits)

Under Construction

Castaila at Meadowmont

East 54 Mixed Use development

Active Applications

Aydan Court multi-family

Gateway Bank at Meadowmont

Concept Plans

UNC Hospital & Clinics at 54 and Finley Golf Course Rd

Glen Lennox redevelopment

Vacant /Undeveloped

UNC property east of Meadowmont

Woodmont on NC 54 East

Options for Council consideration

- Open Public Hearings
(receive evidence, staff report, applicant, citizen comments)

or

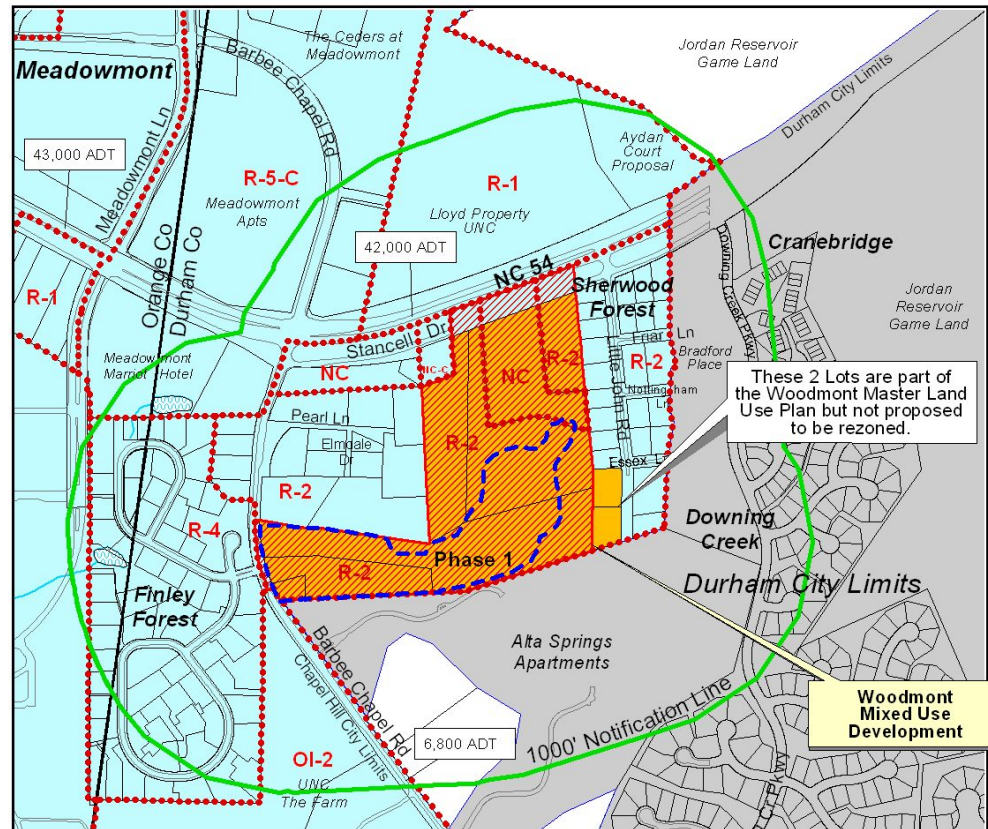
- Delay/reschedule Public Hearings

**Woodmont on NC 54 East
Zoning Atlas Amendment, Master Land Use Plan and
Special Use Permit**

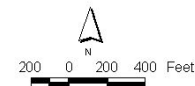
- **Zoning Atlas Amendment – rezone 35.5 acres from
Neighborhood Commercial & Residential-2
to Mixed Use-Village**
- **Master Land Use Plan - three phase development
mixed-use development with 613,700 square feet of
office, residential and retail floor area**
 - **Special Use Permit Phase 1 – mixed-use
development with 91,500 square feet of office, 80,900
square feet residential and 3,500 retail/office**



Revised Area Map
Woodmont Mixed Use Development
Proposed Zoning Atlas Amendment
to Rezone to Mixed Use-Village (MU-V)
from Residential 2 (R-2) & Neighborhood Commercial (NC)



- Woodmont Special Use Permit Phase I
- Woodmont: Area proposed to be rezoned to Mixed Use - Village (MU-V) from Residential-2 (R-2) & Neighborhood Commercial (NC); including some abutting road right-of-way of NC 54 and Barbee Chapel Rd
- Chapel Hill Town Limits
- Durham City Limits
- Existing Chapel Hill Zoning
- Average Daily Traffic (ADT) 2005 DOT Data



GIS Map prepared by
Chapel Hill Planning
April 15, 2008

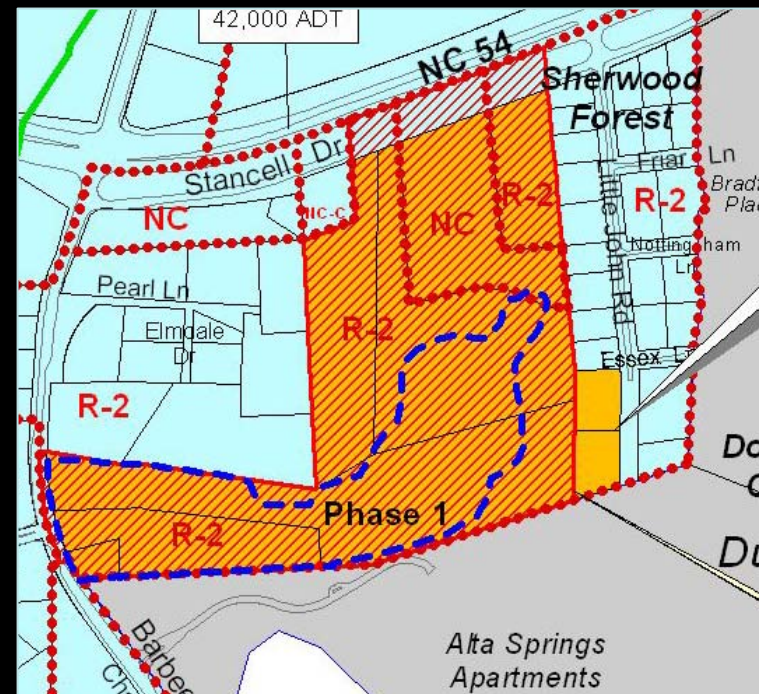
Woodmont on NC 54 East Zoning Atlas Amendment

- **Zoning Atlas Amendment – rezone 35.5 acres from Neighborhood Commercial & Residential-2 to Mixed Use-Village**

Protest petition - requires 7 of 9 Council Members to approve rezoning

Rezoning - affordable housing and energy management proposal with SUP application

Staff preliminary recommendation is for enactment of Ordinance to rezone



Woodmont on NC 54 East Master Land Use Plan

613,700 square feet of office, residential and retail floor area

435,300 sq. ft office

146,900 sq ft residential

23,500 sq. ft retail

(above figures were incorrectly noted on first page of staff memo)

Three phase development with 10 year build-out

Phased improvements to roadway network

Energy management and affordable housing component

Recommended provision for Town Park and Ride facility with
each phase

Woodmont on NC 54 East Master Land Use Plan



Woodmont on NC 54 East Master Land Use Plan

Changes to staff recommendation since Advisory Board review

Added recreational payment-in-lieu as option to on-site recreation

Increase retail floor area

Remove reference approving 1,700 parking spaces

Added requirement for Park and Ride facility with each Special Use
Permit application

Staff preliminary recommendation is to approve the Master Land Use
Plan with conditions

Woodmont on NC 54 East Special Use Permit Phase I

175,900 square feet of office, residential and retail floor area

91,500 sq. ft office

80,900 sq ft residential

3,500 sq. ft retail

(above figures were incorrectly noted on first page of staff memo)

Access via Barbee Chapel Road

Energy management and affordable housing component

Staff stipulated provision for Town Park and Ride facility

Woodmont on NC 54 East Special Use Permit

Changes to staff recommendation since Advisory Board review

Add recreational payment-in-lieu as option to on-site recreation

Increase retail floor area

Added requirement for Park and Ride facility

Staff preliminary recommendation is to approve the Special Use Permit
with conditions