

Chapel Hill Northern Area Task Force Report

**Final Report 8/30/07
Prepared by the Northern Area Task Force**

**Adopted by the Chapel Hill
Town Council 1/14/2008**

AREA SPECIFIC DEVELOPMENT CONCEPTS

FOCUS AREA 4 (HOMESTEAD RD)

ASSETS AND CONSTRAINTS:

Gross Area: 98 Acres

Developable Area: 40 Acres: discounts natural constraints only, other constraints will apply

Land Use Plan Designation: Mixed Use/ Office Emphasis

Current Zoning: R-1 (Along Homestead), R-2 (Eastern side of Martin Luther King Jr. Blvd), OI-2 (Corner Parcel)

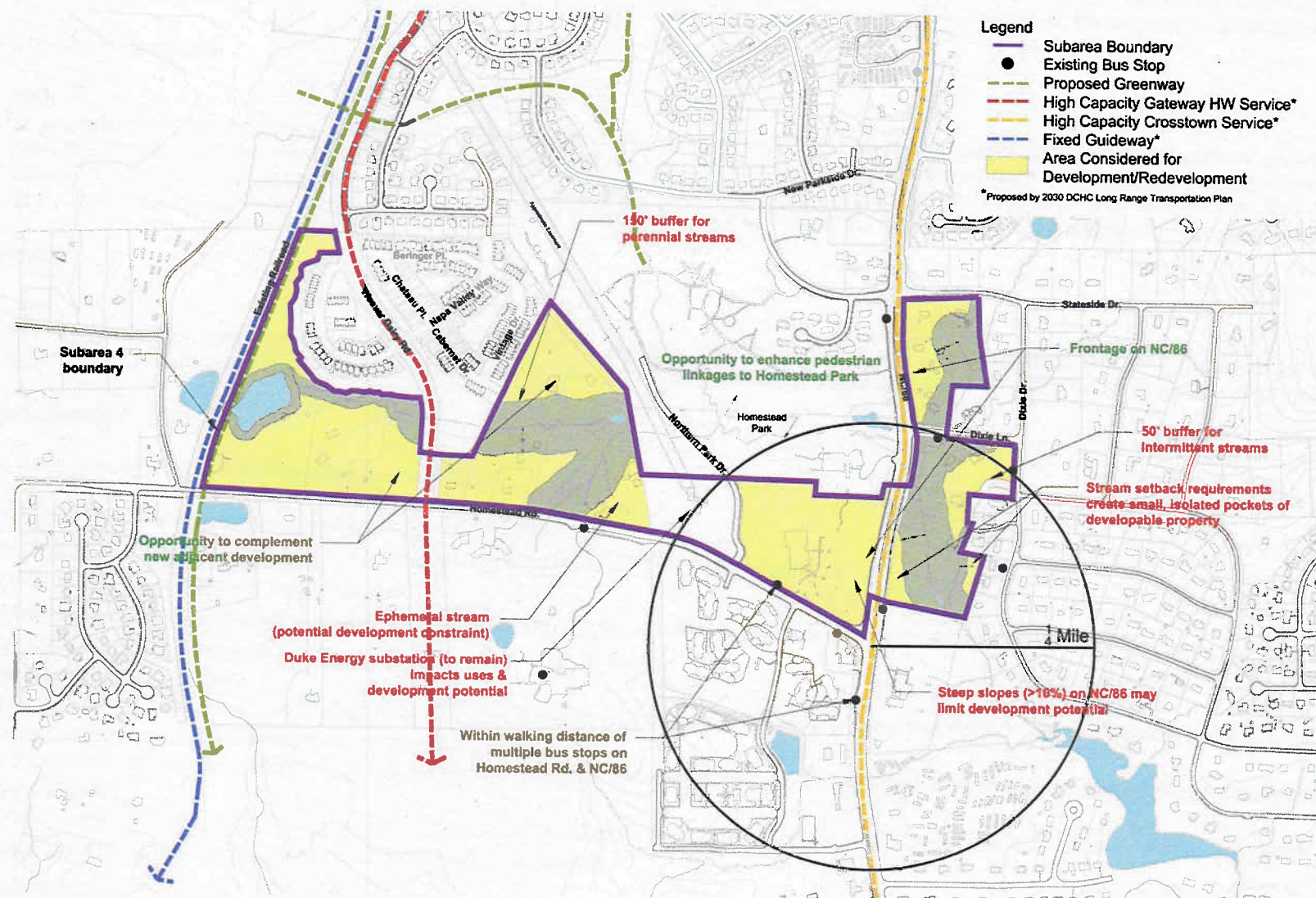
Description: Focus area 4 primarily runs parallel to Homestead Rd. Development in the area is heavily constrained by the resource conservation district. Most of the land in the area is developed as low density residential single family houses. Duke power has a substation property and a lot for sale on the corner of Martin Luther King Jr. Blvd. and Homestead Rd. The senior center and Homestead Park are in close proximity to the study area. Transit wise, the area could be potentially served by three transit corridors: Martin Luther King Jr. Blvd., Homestead Rd, and the Railroad. Focus Area 4 is heavily contained by the RCD (Resource Conservation District). Most the land along the eastern side of Martin Luther King Jr. Blvd. has very limited development potential.

RECOMMENDATIONS:

Proposed Development Concept:

Transit oriented development with a residential focus 15+ DU per an acre minimum gross density (residentially developed portions of the site) and supportive neighborhood retail

- Served by transit stops on Homestead Rd
- The intersection of Martin Luther King Jr. Blvd. and Homestead Rd. should be identified as a hub and include a focal community space with supporting neighborhood retail
- Improved pedestrian corridor along Homestead Rd, from Town limits through Martin Luther King Jr. Blvd. with uniformity in landscaping and a pedestrian/bicycle path separate from the roadway.
- Seek a pocket park east of Martin Luther King Jr. Blvd. on Resource Conservation District constrained property
- TOD concept should be expanded to the Town's property adjacent to Vineyard Square and the railroad tracks on the north side of Homestead Rd.
- Identify the farmhouse across from the senior center for potential adaptive reuse, for example, a small office



Subarea 4 Assets & Constraints
Chapel Hill T.O.D. Site Analysis



IMPLEMENTATION

The overall and area-specific design concepts, together with the plan goals and objectives, have been offered as guidance for development in the Northern Area. Realizing these concepts and addressing these goals and objectives will require a cooperative effort between the Town, property owners, developers, and citizens.

The task force recommends the following implementation strategies:

- Development protocol that is coordinated and integrates infrastructure, physical improvements and Town services, including schools, with development
- Prepare and periodically update a coordinated transportation improvement plan to guide future development with specified timelines designed to address the transportation impacts of growth,
- Ensure that community infrastructure, including physical improvements and expanded Town services, will be in place at the same time as anticipated development
- Balance residential and commercial development from a fiscal point of view,
- Encourage revenue-neutral or revenue-positive development by balancing residential and commercial development,
- Continue to involve citizens in the process,
- Provide notifications to residents which includes detailed project and contact information,
- Confirm that Comprehensive Plan principles are upheld

Plan implementation will involve the following processes:

Comprehensive Plan

- We recommend the Council adopt these Northern Area Task Force recommendations as a component of the Town of Chapel Hill's Comprehensive Plan. This would provide more detailed guidance for this small area and can serve as a template for application to other areas of the Town.

Rezoning

- The Town has established a moratorium on certain types of development for the duration of the process to establish a vision and recommendation for how to shape the future development of Northern Area. This plan is the basis for the parallel preparation of standards and regulations to implement the plan vision. New regulations will likely provide incentives for a comprehensive approach to implementing the concepts of this plan. The Town Council will consider adopting new or amended zoning and regulations before the Moratorium ceases January 31, 2008

Development Requests

- Once adopted as a component of the Comprehensive Plan, the moratorium ceases and zoning regulations are in place, the guidelines and recommendations included in this plan should become the basis and justification for development requests for properties in the Northern Area. Development would be encouraged to be designed in a manner consistent with these guidelines.



Follow-up Actions:

In support of the formal processes outlined above, the task force identified the following matters as potential follow-up actions for the Town:

- Develop a transportation model for the Northern Area to analyze the cumulative impacts of development proposals on the transportation infrastructure
- Consider ways to pay for infrastructure, such as development impact fees
- Conduct a census of the mobile home parks in order to provide for increased affordable opportunities if those sites are redeveloped.
- Revise the Town's Traffic Impact Assessment to incorporate assessment of transit, bicycle, and pedestrian trips
- Apply for funding from Clean Water Management Trust Fund
- Apply for State Affordable Housing Bond Money for replacement of mobile home parks
- Work with Chapel Hill Preservation Society
- Explore need for school sites in accordance with Schools Adequate Public Facilities Ordinance (SAPFO)

Acknowledgement

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