

Chapel Hill Staff Comments on Durham Development Applications
~ *Courtesy Review* ~

Compiled by Chapel Hill Planning Department
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Gateway Terrace II Property, Watkins Road @ US 15-50. Case Ref #Z1100020

Description: Proposed Rezoning of 6.40 acres from a combination of CG(D), OI(D) and RS-20 w/MTC to CG(D) zoning. Proposed floor area under proposed zoning ranges from 20,000 to 300,000 square feet.

Land Use

- We note that the proposed development lies within the one half mile radius of the proposed Patterson Place light rail transit station, identified in the Triangle Transit Regional Rail Local Preferred Alternative. The LPA calls for Transit Oriented Development in this location. The proposal recognizes that this site is within a suburban transit are and will be using compact neighborhood standards.

Transportation

- The traffic signal at Mt. Moriah Road and US 15-501 is part of the Town of Chapel Hill signal system. We request a copy of the transportation impact statements prepared for the development of this property and request coordination with the Chapel Hill Engineering Services Manager to include any necessary improvements at that intersection.