



**CONSIDER AN APPLICATION FOR SPECIAL USE PERMIT MODIFICATION-
CHARTERWOOD, 1701 MARTIN LUTHER KING JR. BLVD.**

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Judy Johnson, Interim Director
Michael Sudol, Planner II

<p>PROPERTY ADDRESS 1701 Martin Luther King Jr. Blvd.</p>	<p>MEETING DATE October 28, 2020</p>	<p>APPLICANT George Retschle, Ballentine Associates, PA on behalf of State Employees Credit Union</p>
<p>TOWN MANAGER’S RECOMMENDATION</p> <p>I have reviewed and discussed the key issues with Town staff. Based on the information in the record to date, I believe the Council can consider approval of the requested modification to regulations. Because the Special Use Permit remains otherwise unchanged and construction of the site has proceeded accordingly, I recommend that the Council adopt Resolution A, extending the construction completion date to June 25, 2022.</p>		
<p>UPDATES SINCE OCTOBER 7, 2020 MEETING</p> <p>At the October 7, 2020¹ meeting, the Town Council requested information from the applicant regarding the number of parking spaces and amount of impervious surface.</p>		
<p>PROCESS</p> <p>The Land Use Management Ordinance Section 4.5 states that the Town Manager may grant a single extension of the completion time limit for up to twelve (12) months. If the applicant requests additional extensions, the Council would need to approve the request. The Planning Commission reviewed the request recommends adopting Resolution A.</p>	<p>DECISION POINTS</p> <ul style="list-style-type: none"> • The existing Special Use Permit will expire if this request is denied. • The Town Manager granted a one-year construction completion extension on May 10, 2019. Council must also approve any subsequent extensions. 	
<p>PROJECT OVERVIEW</p> <p>The Town of Chapel Hill approved a Special Use Permit on September 24, 2012 to construct a mixed-use development. This development consists of seven buildings and 278,000 square feet of floor area. The approved Special Use Permit required that construction be completed by June 25, 2019. The Town Manager extended that deadline to June 25, 2020.</p> <p>The LUMO requires that that construction completion extension request be submitted within 60 days of the completion date. The applicant submitted their request April 24, 2020 and due to COVID-19 delays, the application is now being reviewed by Council.</p> <p>The applicant has requested the modification to extend the construction completion date by 24 months. They have not proposed any other modifications.</p>	<p>PROJECT LOCATION</p>	
<p>ATTACHMENTS</p>	<ol style="list-style-type: none"> 1. Draft Staff Presentation 2. Resolution A (Approving the Application) 3. Resolution B (Denying the Application) 4. Applicant Extension Request 5. Emails from public 6. Applicant’s response to questions and comments 	

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4656563&GUID=962CE474-55EA-446B-9F19-E4E4B0573CF7&Options=&Search=>