



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

1. Would this project demonstrate compliance with the Comprehensive Plan?
 - a. Compliance with:
 - Small Area Plan
 - Overlay Zone / NCD
 - Study Area:
 - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
 - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
 - Is the project for ownership or rental?
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. How is the application compatible with the surrounding neighborhood and/or district?
10. Has the applicant discussed the project with adjacent neighbors?



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9880254306

Date: 8/27/2019

Section A: Project Information

Project Name: Evolve 1701 North

Property Address: 1701 N. Martin Luther King Jr Blvd. Zip Code: 27516

Use Groups (A, B, and/or C): A,B & C Existing Zoning District: MU-V

Project Description: Mixed use development with multi-family, office & commercial space

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Thomas H. Johnson, Jr. - Williams Mullen (Attorney & Agent for owner)

Address: 301 Fayetteville Street, Suite 1700

City: Raleigh State: NC Zip Code: 27601

Phone: 919-981-4006 Email: tjohnson@williamsmullen.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Date: 8/27/19

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: Chapel Hill Housing, LLC

Address: 111 Princess Street

City: Wilmington State: NC Zip Code: 28402

Phone: 910-763-4669 Email: adamtucker@zdc.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Date: 8/27/19



Concept Plan Project Fact Sheet

Site Description	
Project Name	Evolve 1701 North
Address	1701 N Martin Luther King Jr Blvd
Property Description	10 acre site near MLK Jr Blvd & Weaver Dairy Rd.; Currently built with 145 apartments, 9 townhomes and 1 Commercial space
Existing Land Use	Multi-family residential apartments, townhomes and commercial space
Proposed Land Use	Multi-family residential apartments, townhomes and commercial space
Orange County Parcel Identifier Numbers	9880254306
Existing Zoning	MU-V
Proposed Zoning	MU-V (Conditional)
Application Process	Special Use Modification
Comprehensive Plan Elements	1.) Complements surrounding developments; 2.) No additional impervious area; 3.) Encourage mass transit along main thoroughfares and 4.) Maintain green/recreation space with higher density housing
Overlay Districts	

Topic	Requirement	Proposal	Status
Use/Density (Sec. 3.7)	Mixed Use with 25% office / commercial space	Mixed Use with approx. 7.5% office / com. space	
Dimensional Standards (Sec. 3.8)	Density = 20 units/ acre	Max = 20 units/acre	
Floor area (Sec. 3.8)	250,000 sq. ft.	206,000 sq. ft. (no change to existing)	
Modifications to Regulations (Sec. 4.5.6)	25% of floor space must be office/ commercial space	5% of floor space to be office/commercial space	
Adequate Public Schools (Sec. 5.16)	Required for approval of SUP modification	Pending review of original certificate	
Inclusionary Zoning (Sec. 3.10)	Required	Included in original SUP	
Landscape			
Buffer – North (Sec. 5.6.2)	Type C required	20' Type C Buffer existing	
Buffer – East (Sec. 5.6.2)	Type C Required	20' Type C Buffer existing	
Buffer – South (Sec. 5.6.2)	Type C Required	20' Type C Buffer existing	
Buffer - West (Sec. 5.6.2)	Type C required	Consent order tree buffer existing	



Tree Canopy (Sec. 5.7)	30%	No changes proposed	
Landscape Standards (Sec. 5.9.6)	Required	Type C buffer existing, no changes proposed	
Environment			
Resource Conservation District (Sec. 3.6)	N/A	N/A	
Erosion Control (Sec. 5.3.1)	Required for land disturbances	No additional land disturbing work proposed	
Steep Slopes (Sec. 5.3.2)	N/A	N/A	
Stormwater Management (Sec. 5.4)	Stormwater management system required	Existing, no additional required or proposed	
Land Disturbance	N/A	No additional land disturbances proposed	
Impervious Surface (Sec. 3.8)	Maximum 0.70 impervious surface ratio	227,446 sf existing, no additional proposed (Gross land area = 686,143sf)	
Solid Waste & Recycling		Existing, no changes proposed	
Jordan Riparian Buffer (Sec. 5.18)	N/A	N/A	
Access and Circulation			
Road Improvements (Sec. 5.8)	Improvements to roadway for smooth traffic flow and turning points	Existing, no changes proposed	
Vehicular Access (Sec. 5.8)	Access to publicly maintained road required	2 ingress/egress locations existing	
Bicycle Improvements (Sec. 5.8)	Bicycle access improvements required	Existing, no changes proposed	
Pedestrian Improvements (Sec. 5.8)	Access to pedestrian walkways required	Existing, no changes proposed	
Traffic Impact Analysis (Sec. 5.9)	N/A	N/A	
Vehicular Parking (Sec. 5.9)	For Commercial: 17 spaces required For Residential: 224 spaces required	304 spaces existing, no additional required	
Transit (Sec. 5.8)	Access to public transit required	Existing, no changes proposed	
Bicycle Parking (Sec. 5.9)	1 space/ 4 dwelling units	86 spaces existing, no additional required	
Parking Lot Standards (Sec. 5.9)	Off street parking for vehicles and bicycles required	Existing, no additional required or proposed	
Technical			



Fire			
Site Improvements			
Schools Adequate Public Facilities (Sec. 5.16)	Required for approval of SUP modification	Pending review of original certificate	
Recreation Area (Sec. 5.5)	0.218 ratio required	20,986 sq. ft. existing	
Lighting Plan (Sec. 5.11)	Standards for outdoor lighting required	Existing, no changes proposed	
Homeowners Association (Sec. 4.6)	N/A	N/A	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

<input checked="" type="checkbox"/>	Application fee (refer to fee schedule)	Amount Paid \$ <input type="text" value="380"/>
<input checked="" type="checkbox"/>	Pre-application meeting – with appropriate staff	
<input checked="" type="checkbox"/>	Digital Files - provide digital files of all plans and documents	
<input checked="" type="checkbox"/>	Concept Project Fact Sheet	
<input checked="" type="checkbox"/>	Statement of Compliance with Design Guidelines (1 copies)	
<input checked="" type="checkbox"/>	Statement of Compliance with Comprehensive Plan (1 copies)	
<input type="checkbox" value="N/A"/>	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)	
<input checked="" type="checkbox"/>	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)	
<input checked="" type="checkbox"/>	Mailing fee for above mailing list	Amount Paid \$ <input type="text" value="235"/>
<input checked="" type="checkbox"/>	Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:	
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 	
<input checked="" type="checkbox"/>	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals	
<input checked="" type="checkbox"/>	Reduced Site Plan Set (reduced to 8.5"x11")	

*2012-09-24 / R-6
(included in original submission)*

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location