



CONCEPT PLAN REVIEW: 408 HILLSBOROUGH STREET ALTERATIONS (Project 19-103)

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Judy Johnson, Interim Director
 Anya Grahn, Senior Planner

ADDRESSES 408 Hillsborough Street	DATE January 8, 2020	APPLICANT George J. Retschle, Ballentine Associates PA on behalf of 408 The Hill, LLC – Ted Kairys
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STAFF’S RECOMMENDATION

That the Council adopt the resolution transmitting comments to the applicant.

PROCESS

- Hear the applicant’s presentation
- Receive Historic District Commission comments (September 10, 2019 meeting)
- Hear public comments
- Offer suggestions to the applicant

Statements by individual Council members on a concept plan are not a commitment to an official position for a formal application.

DECISION POINTS

The applicant requests a conditional zoning permit, which requires a Concept Plan review by Council.

 Staff advised the applicant to discuss their preferred process with Council.

PROJECT OVERVIEW

Floor Area: approximately 10,000 SF (16 dwelling units total in 4 existing apartment buildings)

Land Area: 1.37 acres

Current zoning: Residential-2 (R-2), and Franklin-Rosemary Historic District

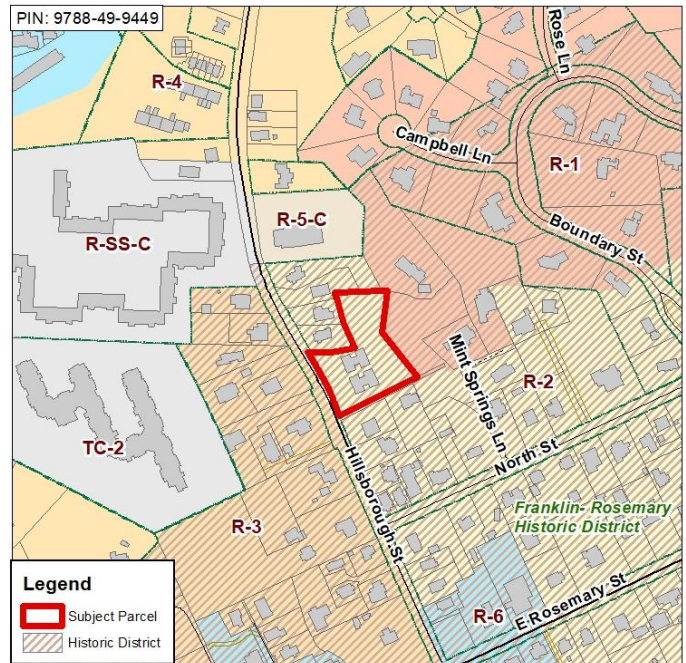
Proposed zoning: Office/Institutional-1-Conditional Zoning (OI-1-CZ)

The Concept Plan includes:

- rezoning the site to OI-1-CZ.

The existing multi-family residences do not meet existing zoning standards and are considered a legal non-conforming use. The Ordinance does not allow expansion or changes to a nonconforming use so the applicant is requesting a zoning change. The zoning change would permit administrative approvals of the requested changes to the property.

PROJECT LOCATION



ATTACHMENTS

1. Draft Staff Presentation
2. Resolution A
3. Historic District Commission’s Comments from September 10, 2019 and Applicant’s Responses
4. Application
5. Developer’s Program and Statements of Compliance
6. Plan Set