



CONCEPT PLAN REVIEW: ASPEN CHAPEL HILL (Project #21-012)

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Colleen Willger, Director
 Judy Johnson, Assistant Director

PROPERTY ADDRESS 701 Martin Luther King Jr. Blvd.	MEETING DATE May 5, 2021	APPLICANT McAdams, on behalf of York Acquisitions, LLC
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STAFF RECOMMENDATION

That the Council adopt the attached resolution transmitting comments to the applicant regarding the proposed development.

PROCESS

- The Council will hear the applicant’s presentation, receive comments from the Community Design Commission, Housing Advisory Board, and Town Urban Designer, hear public comments, and offer suggestions to the applicant.
- Because this review is a Concept Plan submittal, statements by individual Council members this evening do not represent an official position or commitment on the part of a Council member with respect to the position he or she may take when and if the Council considers a formal application.
- The Community Design Commission reviewed a concept plan for this site on March 23, 2021.
- The Housing Advisory Board reviewed a concept plan for this site on April 8, 2021.

DECISION POINTS

- A Special Use Permit (SUP) or Conditional Zoning review is typically required for the formal application. Alternatively, the applicant could request a Development Agreement.
- The applicant has been advised to discuss their preferred process with Council tonight.

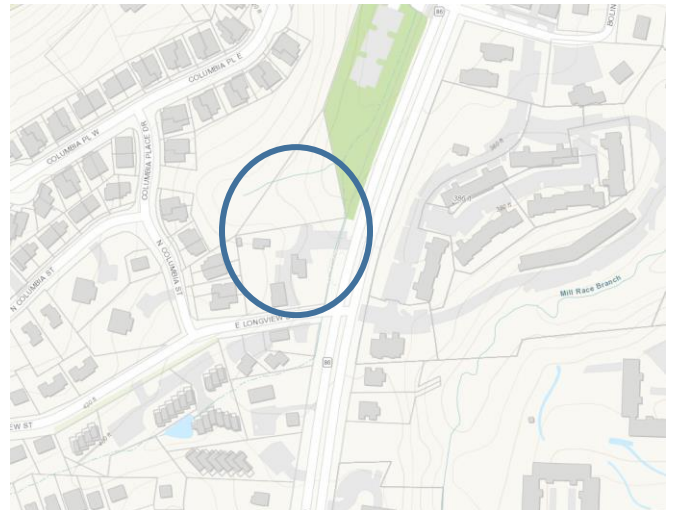
PROJECT OVERVIEW

The 1.85-acre site consists of two parcels situated at the northwest corner of Martin Luther King, Jr. Blvd. and East Longview Street. The site currently contains two single-family dwelling units and an automotive repair shop. Existing nearby land uses include residential uses including duplex units and multifamily dwelling units and office building. The site is currently zoned Neighborhood Commercial (NC) and Residential-3 (R-3).

The proposal includes:

- Construction of an apartment building (student housing) with approximately 109 units.
- Building designed with two stories of podium parking containing 127 spaces below five stories of residential. Access to the parking structure will be from East Longview Street.
- Proposed amenities include a pool, study spaces, and a fitness center.
- The project is located along the Town’s expanding Bus Rapid Transit (BRT) route to enhance tenant mobility.

PROJECT LOCATION



ATTACHMENTS

1. Concept Plan Report
2. Draft Staff Presentation
3. Resolution A
4. Advisory Board Comments
5. Applicant Materials



CONCEPT PLAN REPORT

Aspen Chapel Hill

The following report provides an evaluation by Planning Staff of the Concept Plan site, based on long-range planning considerations.

PROPERTY ADDRESS 701 Martin Luther King Jr. Blvd.	APPLICANT McAdams, on behalf of York Acquisitions, LLC	CURRENT ZONING DISTRICT Neighborhood Commercial (NC) and Residential-3 (R-3)
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EXISTING LAND USE Residential and commercial	PROPOSED LAND USE Multifamily (mid-rise) Residential
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SURROUNDING PROPERTIES – EXISTING LAND USES

Mixture of Residential uses to the south and west (single-family, townhomes, low-rise multifamily)
 Mixture of Multifamily Residential and Commercial uses to the east, across Martin Luther King Jr. Blvd.
 Office building to the north

FUTURE LAND USE MAP (FLUM) FOCUS AREA S MLK Jr Blvd	FLUM SUB-AREA Sub-Area C
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OTHER APPLICABLE ADOPTED PLANS

- | | |
|--|---|
| <input checked="" type="checkbox"/> Mobility and Connectivity Plan
<input checked="" type="checkbox"/> Parks Comprehensive Plan
<input checked="" type="checkbox"/> Greenways Master Plan
<input checked="" type="checkbox"/> Chapel Hill Bike Plan | <input checked="" type="checkbox"/> Cultural Arts Plan
<input checked="" type="checkbox"/> Stormwater Management Master Plan
<input type="checkbox"/> West Rosemary Street Development Guide
<input type="checkbox"/> Central West Small Area Plan |
|--|---|

SUMMARY OF PLAN CONSIDERATIONS AFFECTING ASPEN HEIGHTS SITE

Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of Aspen Heights is marked with the symbol.

Future Land Use Map (FLUM)

The Future Land Use Map was adopted on December 9, 2020. It supersedes the 2020 Land Use Plan.

- Multifamily Residential is listed as one of the *Primary (predominate) Uses* for Sub-Area C of the S MLK Jr Blvd Focus Area. Other *Primary Uses* include Commercial/Office and Mixed Use projects (Multifamily, Shops & Offices). Parks and Green/Gathering Spaces, Townhouses & Residences, and Institutional/University/Civic facilities are listed as *Secondary Uses* (allowed, but not predominate).
- The site’s frontage on Martin Luther King Jr. Blvd. is defined as an *Activated Street Frontage*. This definition means that buildings and civic space should engage with the street, with no off-street parking located in between.
- Appropriate Height along an *Activated Street Frontage* in Sub-Area C is *Up to 4 stories* at the front setback with *Up to 8 stories* of Core Height allowed with appropriate transitional height of 2-4 stories to adjacent lower scale residential uses.

Mobility and Connectivity Plan

- The site is located along Martin Luther King Jr. Blvd. just north of East Longview Street. There are existing sidewalks and sharrows along Martin Luther King Jr. Blvd.
- Future *Bus Rapid Transit stations* are located within ½ mile of the site. The applicant should coordinate with Chapel Hill Transit for the latest information on BRT design, station locations and any potential connections.

Parks Comprehensive Plan

- The site falls in the Neighborhood Park Service Radius of Umstead Park, and in the Community Park Service Radius of the Community Center Park.
- No additional Neighborhood Parks or Community Parks are proposed in this area.

Greenways Master Plan

- There are no proposed greenway facilities impacting this site.

Chapel Hill Bike Plan

- Mapping of future bike facilities in the Bike Plan is superseded by the Mobility and Connectivity Plan. The Bike Plan provides some additional detail on facility design.

Cultural Arts Plan

- The Cultural Arts Plan identifies locations that are opportunities for integrating public art. The frontage of the site on Martin Luther King Jr. Blvd. is identified as an *Entranceway or Major Cross-Connector*.
- The applicant should coordinate with Chapel Hill Community Arts & Culture for more information on appropriate landscape and artistic treatments in this corridor.

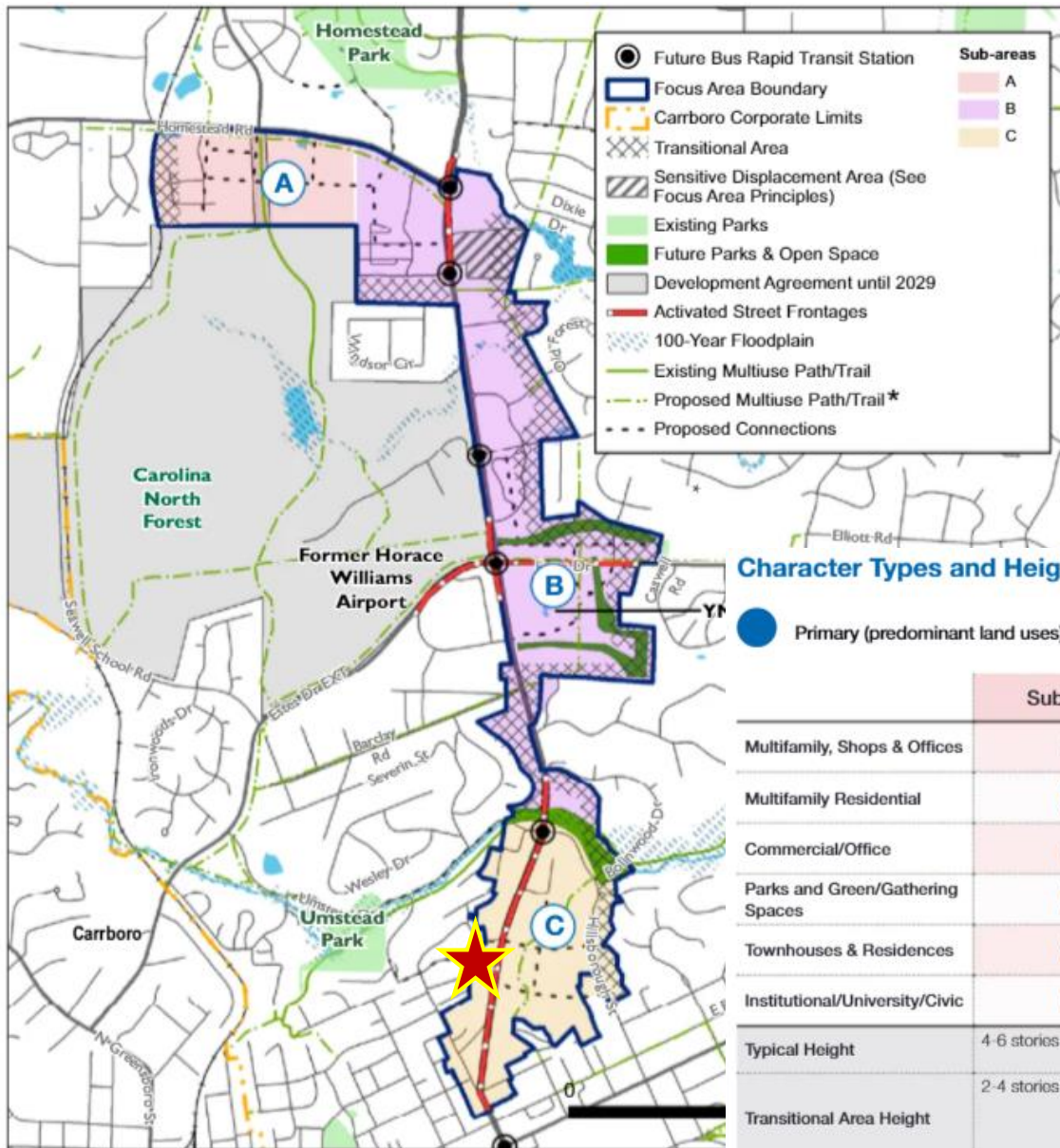
Stormwater Management Master Plan

- The site is in the Middle Bolin Street Subwatershed (BL4). The applicant should coordinate with Chapel Hill's Stormwater Management Division to understand relevant stormwater considerations.

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Aspen Heights

Future Land Use Map (Excerpt)



Character Types and Height in 2050: South MLK Boulevard

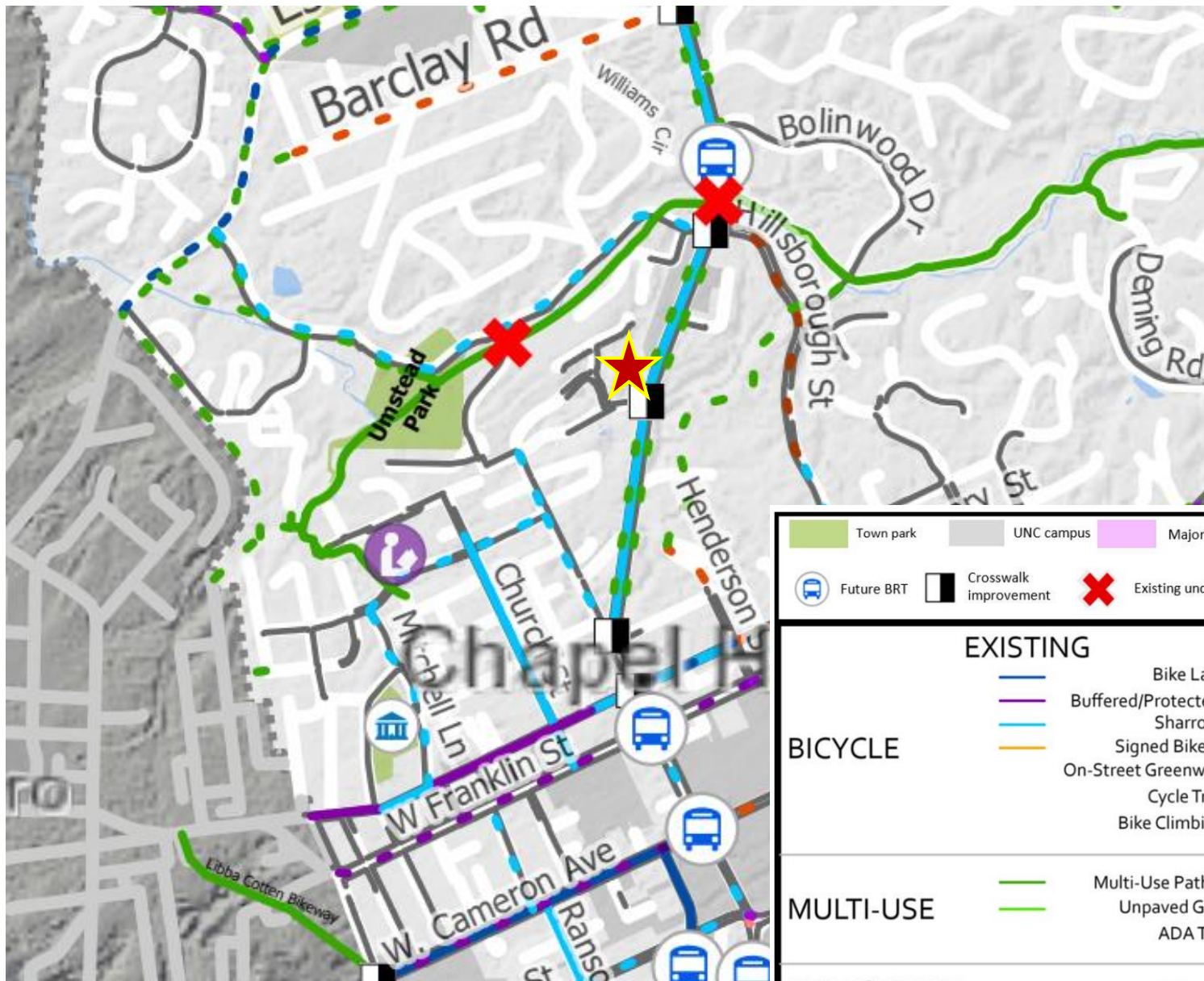
● Primary (predominant land uses) ○ Secondary (appropriate, but not predominant) ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C
Multifamily, Shops & Offices	○	●	●
Multifamily Residential	●	●	●
Commercial/Office	⊖	○	●
Parks and Green/Gathering Spaces	●	●	○
Townhouses & Residences	●	○	○
Institutional/University/Civic	●	○	○
Typical Height	4-6 stories	4-6 stories	4-6 stories
Transitional Area Height	2-4 stories	2-4 stories	2-4 stories (Adjacent to lower scale residential uses, step backs or other transitional methods are necessary to ensure harmonious transitions)
Activated Street Frontage Height	N/A	6 stories	8 stories, 4 stories at the front setback line

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Aspen Heights

Mobility & Connectivity Plan (Excerpt)



	Town park		UNC campus		Major development		Other park
	Future BRT		Crosswalk improvement		Existing underpass		Proposed underpass/overpass
BICYCLE		EXISTING		PROPOSED			
			Bike Lane				
			Buffered/Protected Bike Lane				
			Sharrows				
			Signed Bike Route				
			On-Street Greenway Connector				
			Cycle Track				
			Bike Climbing Lane				
MULTI-USE			Multi-Use Path/Greenway				
			Unpaved Greenway				
			ADA Trail				
PEDESTRIAN			Sidewalk				

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Parks Comprehensive Plan (Excerpt)

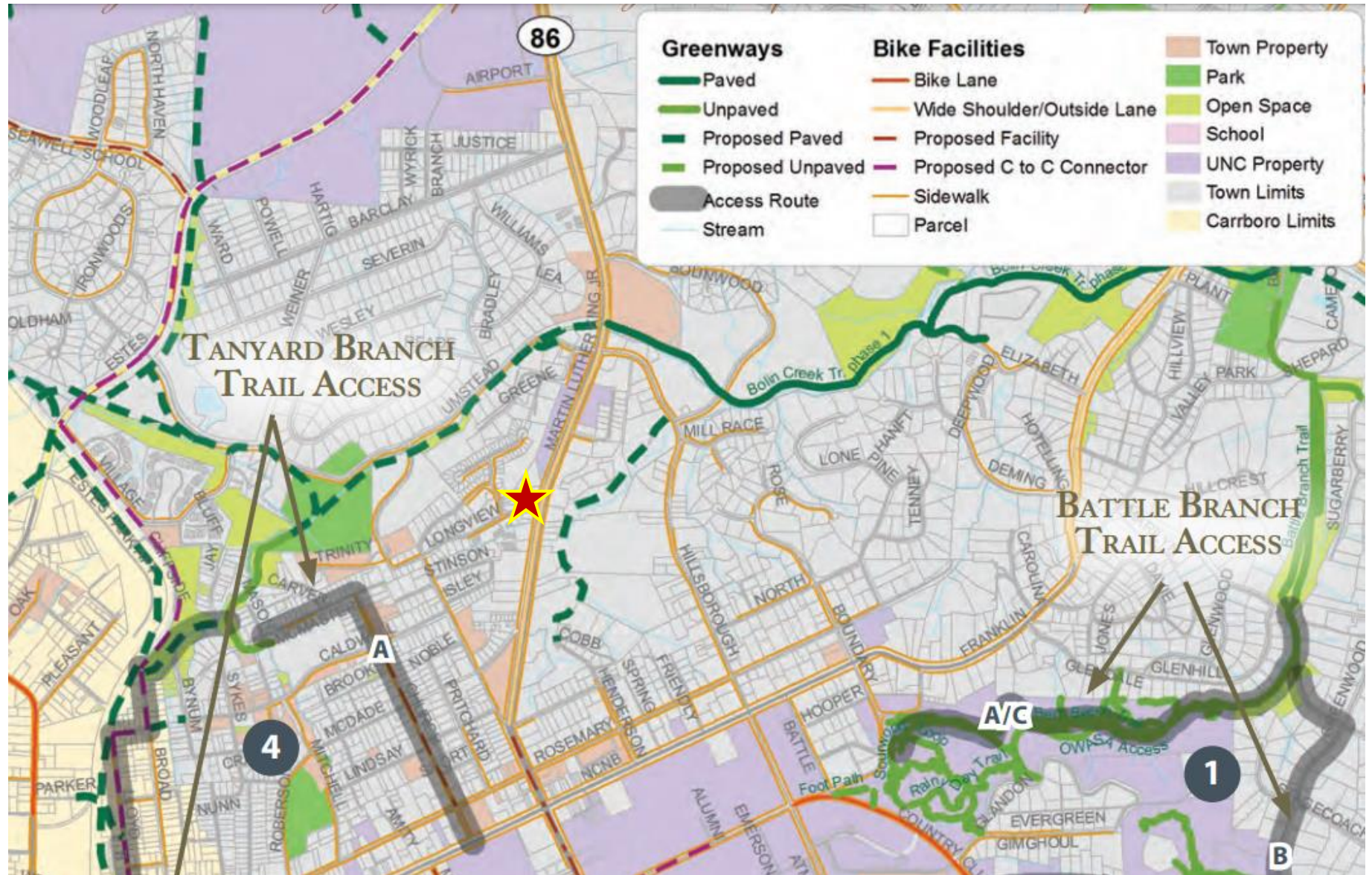


Legend		COMMUNITY PARK FACILITIES (Community Park Serving as Neighborhood Park)	
	Neighborhood Park	1	HOMESTEAD PARK
	Service Radius 1/2 Mile	2	CEDAR FALLS PARK
	Community Park Serving as Neighborhood Park	3	COMMUNITY CENTER PARK
	Proposed Neighborhood Park 1/2 Mile radius	4	SOUTHERN COMMUNITY PARK
	Chapel Hill Town Limits	<u>NEIGHBORHOOD PARK FACILITIES</u>	
	Community Park	5	NORTH FOREST HILLS PARK
	Service Radius 1.5 Mile	6	PRITCHARD PARK
	Proposed Community Park 1.5 Mile radius	7	EPHESUS PARK
	Chapel Hill Town Limits	8	UMSTEAD PARK
		9	HARGRAVES PARK
		10	OAKWOOD PARK
		11	MEADOWMONT PARK

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Aspen Heights

Greenways Master Plan (Excerpt)



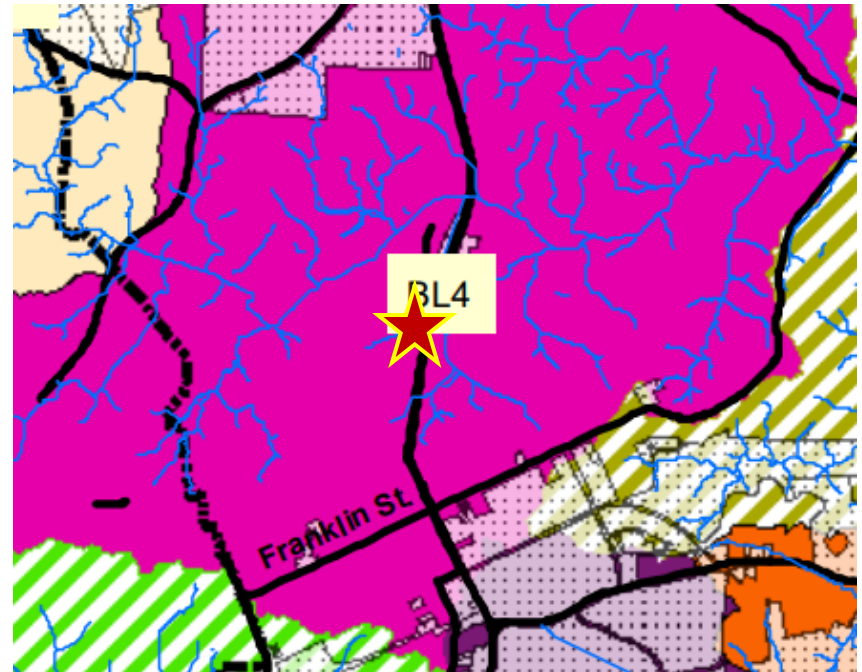
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Cultural Arts Plan (Excerpt)



Stormwater Management Master Plan (Excerpt)



Legend

Opportunities for Intergrating Public Art into Town Master Plans & Action Plans

- Gateway
- Node of Intersecting Plans
- Shared Improvement Corridor
- Entranceway or Major Cross-Connector

Future Non-Street Pedestrian and Transit Facilities

- Future Nature Trail
- Proposed Paved Greenway
- TTA Rail Corridor (Adopted 9-14-05)

Town Public Art: Existing or Funded

- Existing Public Art
- Funded & Planned Public Art

Public Lands & Town Boundaries

- Town Owned Land
- UNC Owned Land
- Chapel Hill Town Limits
- Chapel Hill Urban Services Boundary

