



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](mailto: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): 9788390212, 9788390351, 9788391558, 9788299778 Date: 26-Jan-21

## Section A: Project Information

Project Name: The Flats

Property Address: 607, 609, 611, 613, 615, 617 Martin Luther King; 121 Stinson St. Zip Code: 27516

Use Groups (A, B, and/or C): A Existing Zoning District: R-4

Project Description: +/- 200 unit 5/6 story student housing project on +/- 3.6 ac of NLA (+/- 4.0 ac GLA)  
+/- 450 space parking deck

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

### Applicant Information (to whom correspondence will be mailed)

Name: George J. Retschle - Ballentine Associates PA

Address: 221 Providence Rd

City: Chapel Hill State: NC Zip Code: 27514

Phone: 919 489-4789 Email: georger@bapa.eng.pro

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: 26 Jan 2021

### Owner/Contract Purchaser Information:

Owner  Contract Purchaser

Name: Progressive Capital Group, LLC

Address: 400 N. New York Ave, Suite 101

City: Winter Park State: FL Zip Code: 32789

Phone: (407) 849-3670 Email: rgreer@progressivecapital.org

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: 1-26-2021



## Concept Plan Project Fact Sheet

Site Description	
Project Name	The Flats
Address	607, 609, 611, 613, 615, 617 Martin Luther King; 121 Stinson St
Property Description	Four properties consisting of +/- 3.60 ac NLA (+/- 4.0 ac GLA)
Existing Land Use	Single family homes/small multifamily building
Proposed Land Use	Multifamily residential
Orange County Parcel Identifier Numbers	9788390212, 9788390351, 9788391558, 9788299778
Existing Zoning	R-4
Proposed Zoning	R-SS-C
Application Process	CZ
Comprehensive Plan Elements	See project narrative
Overlay Districts	N/A

Topic	Requirement	Proposal	Status
<b>Use/Density</b> ( <a href="#">Sec 3.7</a> )	Allowed as principal use.	Proposed as principal use.	
<b>Dimensional Standards</b> ( <a href="#">Sec. 3.8</a> )	Building height, Setback 39' Building height, Core 60' Street setback 10', int.setback 0'	+/- 80'	<b>M</b>
<b>Floor area</b> ( <a href="#">Sec. 3.8</a> )	191,664	303,000	UNK
<b>Modifications to Regulations</b> ( <a href="#">Sec. 4.5.6</a> )	N/A	N/A	N/A
<b>Adequate Public Schools</b> ( <a href="#">Sec. 5.16</a> )		Will comply	
<b>Inclusionary Zoning</b> ( <a href="#">Sec. 3.10</a> )		Will comply	
<b>Landscape</b>			
<b>Buffer – North</b> ( <a href="#">Sec. 5.6.2</a> )		Will comply	
<b>Buffer – East</b> ( <a href="#">Sec. 5.6.2</a> )		Will comply	
<b>Buffer – South</b> ( <a href="#">Sec. 5.6.2</a> )		Will comply	
<b>Buffer - West</b> ( <a href="#">Sec. 5.6.2</a> )		Will comply	



Demolition of all existing single family houses with all other adjoining structures. Constructing new apartments building with amenities and parking lots.

<b>Tree Canopy</b> ( <a href="#">Sec. 5.7</a> )	30%	20%	<b>M</b>
<b>Landscape Standards</b> ( <a href="#">Sec. 5.9.6</a> )		Will comply with regulations	N/A
<b>Environment</b>			
<b>Resource Conservation District</b> ( <a href="#">Sec. 3.6</a> )	N/A	N/A	N/A
<b>Erosion Control</b> ( <a href="#">Sec. 5.3.1</a> )	Will comply with regulations	Will comply with regulations	
<b>Steep Slopes</b> ( <a href="#">Sec. 5.3.2</a> )	N/A	Will comply with regulations	
<b>Stormwater Management</b> ( <a href="#">Sec. 5.4</a> )	Will comply with regulations	Will comply with regulations	
<b>Land Disturbance</b>	No limit	No limit	
<b>Impervious Surface</b> ( <a href="#">Sec. 3.8</a> )	0.5/0.7	Will comply with regulations	
<b>Solid Waste &amp; Recycling</b>	Will recycle demo materials	Will recycle what can be recycled	
<b>Jordan Riparian Buffer</b> ( <a href="#">Sec. 5.18</a> )	N/A	N/A	N/A
<b>Access and Circulation</b>			
<b>Road Improvements</b> ( <a href="#">Sec. 5.8</a> )	N/A	N/A	N/A
<b>Vehicular Access</b> ( <a href="#">Sec. 5.8</a> )	Access to public street	Will comply with regulations	
<b>Bicycle Improvements</b> ( <a href="#">Sec. 5.8</a> )		Will comply with regulations	
<b>Pedestrian Improvements</b> ( <a href="#">Sec. 5.8</a> )		Provide safe pedestrian access	
<b>Traffic Impact Analysis</b> ( <a href="#">Sec. 5.9</a> )	Pay town TIA fee	Pay town TIA fee	
<b>Vehicular Parking</b> ( <a href="#">Sec. 5.9</a> )		Will comply with regulations	
<b>Transit</b> ( <a href="#">Sec. 5.8</a> )	N/A	N/A	
<b>Bicycle Parking</b> ( <a href="#">Sec. 5.9</a> )		Will comply with regulations	
<b>Parking Lot Standards</b> ( <a href="#">Sec. 5.9</a> )		Will comply with regulations	
<b>Technical</b>			



<b>Fire</b>		Will comply	
<b>Site Improvements</b>		Will comply	
<b>Schools Adequate Public Facilities</b> ( <a href="#">Sec. 5.16</a> )		Will comply	
<b>Recreation Area</b> ( <a href="#">Sec. 5.5</a> )		Will comply	
<b>Lighting Plan</b> ( <a href="#">Sec. 5.11</a> )		Will comply	
<b>Homeowners Association</b> ( <a href="#">Sec. 4.6</a> )	N/A	N/A	N/A

Symbol	Meaning	Symbol	Meaning
	Meets Standard	<b>M</b>	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](mailto:planning@townofchapelhill.org).

X	<b>Application fee</b> ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	380
X	<b>Pre-application meeting</b> – with appropriate staff		
X	<b>Digital Files</b> - provide digital files of all plans and documents		
X	<b>Concept Project Fact Sheet</b>		
X	<b>Statement of Compliance with Design Guidelines</b> (1 copies)		
X	<b>Statement of Compliance with Comprehensive Plan</b> (1 copies)		
X	<b>Affordable Housing Proposal, if applicable</b> (Rezoning Policy or Inclusionary Ordinance)		
X	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
X	<b>Mailing fee for above mailing list</b>	Amount Paid \$	694.0
X	<b>Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:</b>		
	<ul style="list-style-type: none"> <li>• Natural features of site</li> <li>• Access, circulation, and mitigation of traffic impacts</li> <li>• Arrangement and orientation of buildings</li> <li>• Natural vegetation and landscaping</li> <li>• Impact on neighboring properties</li> <li>• Erosion, sedimentation, and stormwater</li> </ul>		
	Pending - no streams on site		
X	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> - necessary for all submittals		
X	<b>Reduced Site Plan Set (reduced to 8.5"x11")</b>		

## 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

# **Concept Plan Application**

**For:**

## The Flats

607-617 Martin Luther King Jr. Blvd.  
Chapel Hill, NC

PIN # 9788390212, 9788390351  
9788391558, 9788299778

**Applicant:**

Progressive Capital Group, LLC  
400 N. New York Ave, Suite 101  
Winter Park, FL 32789  
(407) 849-3670

**Planner/Civil Engineer:**



221 Providence Road  
Chapel Hill, NC 27514  
(919) 929-0481

<u>Issue Dates</u>	<u>Description</u>
26 Jan 2021	Concept Plan Submittal



## **Developer's Program**

Progressive Capital Group, LLC desires to construct an apartment building with approximately 200 dwelling units and 600-650 total beds. The project will be constructed on approximately 3.6 acres of net land area consisting of four existing lots, generally situated between Isley Street and Martin Luther King, Jr. Blvd. The site generally slopes from Isley Street toward MLK and contains several existing single-family homes and associated outbuildings and driveways. The southernmost lot includes a small existing multi-family building with associated parking. The site is generally wooded otherwise. There are several small sections of the site that contain steep slopes greater than 25%, but these areas predominately lie entirely within the proposed building footprint and retaining walls will be used to flatten the grades.

The proposed building will be designed to step down with the existing grade from Isley Street toward MLK and it is currently envisioned that the building will be 5 stories tall on the Isley Street side and 6 stories tall on the MLK side. The project includes a ±450-space parking deck wrapped with residential units, clubhouse, pool, courtyard, and other amenities and will provide pedestrian connectivity through the site between Isley Street and MLK.

The site lies within Sub-Area C of the South MLK Boulevard Focus Area, as described in the Town of Chapel Hill Future Land Use Map which was adopted on 9 Dec 2020. The FLUM shows multifamily residential as one of the predominant land uses in Sub-Area C, with typical heights of 4-6 stories and maximum heights of 8 stories. The FLUM encourages higher density and intensity along MLK between downtown and Hillsborough Street.

The main access to the parking deck will be provided from the MLK side and a second entrance will connect to Level 2 of the parking deck from Isley Street. Aerial fire apparatus access will be provided from an access drive along the west edge of the site, parallel to Isley Street. Refuse and recycling facilities will also be serviced from this drive.

This project will contribute significantly to Affordable Housing. The specific method or methods by which the project will contribute has not been determined yet and several options are being considered and discussed with Town staff. Included in those options is the developer's unique experience and ability to rehabilitate existing affordable housing in other parts of town. A formal Affordable Housing Plan will be submitted as soon as possible.

Stormwater management for the project will be handled by underground facilities constructed beneath the lowest level of the parking deck.

## **Statement of Compliance with Town Design Guidelines**

The project will be built in compliance with the Town's Design Guidelines.

The building's architecture will be carefully designed to provide a strong and meaningful presence on MLK and to provide thoughtful transitions to the residential communities west and north of the property. Parking will be provided in an efficient, compact parking deck footprint, which allows higher density with less environmental impact.

Landscape buffers will be carefully designed in accordance with the Town's design manual and with the use of best practices.

Pedestrian and vehicular connectivity will be provided between MLK and Isley Street, although vehicular connectivity will be via the proposed parking deck.

Stormwater management facilities, water, sewer, and other utilities will be provided in accordance with the applicable guidelines, standards, and regulations.

### **Statement of Compliance with the Comprehensive Plan**

Below is a brief outline expressing several ways in which The Flats will conform to the ideas and themes driving the Comprehensive Plan:

#### A Place for Everyone

- The project will provide high quality housing and will meet or exceed the requirements of the Town's Inclusionary Zoning Ordinance.

#### Facilitate Getting Around

- Planned improvements to the site will enhance the walkability & bike-ability within the site as well as to and from the site.

#### Good Places, New Spaces

- This project will replace aging, low-density housing with high density, thoughtfully designed and well-built housing as envisioned by the recently-adopted Future Land Use Map.

#### Town and Gown Collaboration

- This project will provide state-of-art housing close to UNC and available for UNC undergraduate and graduate students alike.







