



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

**STAFF REPORT**

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

<b>PROPERTY ADDRESS</b> 1701 Martin Luther King Jr. Blvd.	<b>MEETING DATE</b> October 7, 2020	<b>APPLICANT</b> George Retschle, Ballentine Associates, PA on behalf of State Employees Credit Union
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**TOWN MANAGER’S RECOMMENDATION**

After reviewing and discussing key issues with Town staff, and based on the evidence in the record to date, the Town Manager believes the Council could make the findings required to approve the requested modifications to regulations. Therefore, the Town Manager recommends that the Council adopt Resolution A extending the construction completion date to June 25, 2022.

**UPDATES SINCE SEPTEMBER 9, 2020 PUBLIC HEARING**

At the September 9, 2020 Public Hearing, the Town Council voted to close the Public Hearing. There have been no changes since the Public Hearing.

**PROCESS**

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 and has recommended adoption of Resolution A.

**DECISION POINTS**

- 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.

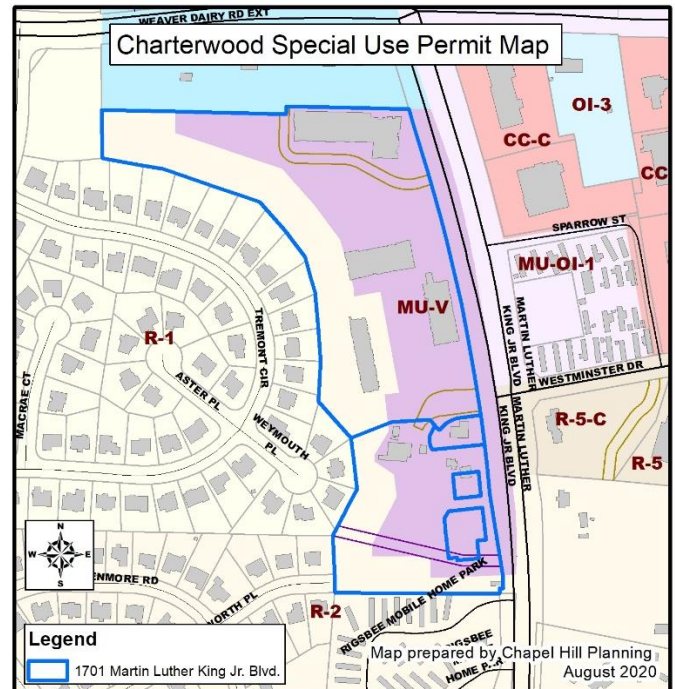
**PROJECT OVERVIEW**

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.

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.

The applicant has requested the minor modification to extend the construction completion date by 24 months. They have not proposed any other modifications.

**PROJECT LOCATION**



**ATTACHMENTS**

1. Draft Staff Presentation
2. Resolution A (Approving the Application)
3. Resolution B (Denying the Application)
4. Planning Commission Recommendation
5. Applicant Extension Request