



CONCEPT PLAN REVIEW: UNIVERSITY PLACE (Project #19-108)

STAFF REPORT

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

ADDRESS 201 South Estes Drive	DATE October 2, 2019	APPLICANT Charlie Yokley, McAdams Co. on behalf of RRPV UNIVERSITY CHAPEL HILL LP
---	--------------------------------	---

STAFF'S RECOMMENDATION

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

PROCESS

- Receive the Applicant's presentation
- Receive Community Design Commission input (September 24, 2019 meeting)
- Receive public comments tonight
- Offer suggestions to the Applicant

Comments

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

DECISION POINTS

The Applicant is requesting a Conditional Zoning for redevelopment of the parcel.

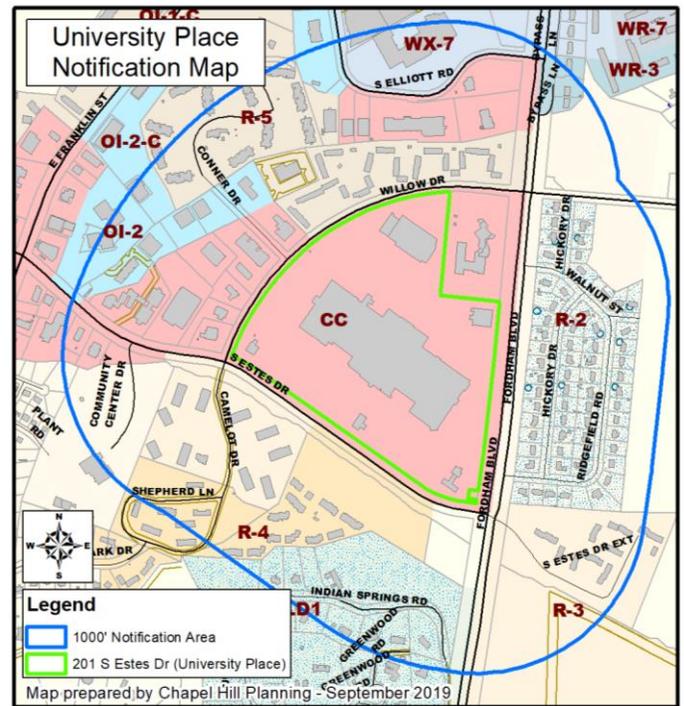
 Staff advised the Applicant to discuss their preferred process with Council.

PROJECT OVERVIEW

- The Concept Plan includes:
- Creating a block plan to divide the site into developable areas
 - A redevelopment plan showing existing buildings, a new layout, and some new uses

Existing Floor Area: 138,708 square feet
 Acres: 39.4 acres
 Zoning: Community Commercial (CC)

PROJECT LOCATION



ATTACHMENTS

1. Draft Staff Presentation
2. Resolution
3. Application
4. Developer's Program and Statements of Compliance
5. Plan Set
6. Community Design Commission Comments from September 24, 2019