



COUNCIL MEETING

CONCEPT PLAN

The Flats

February 23, 2022

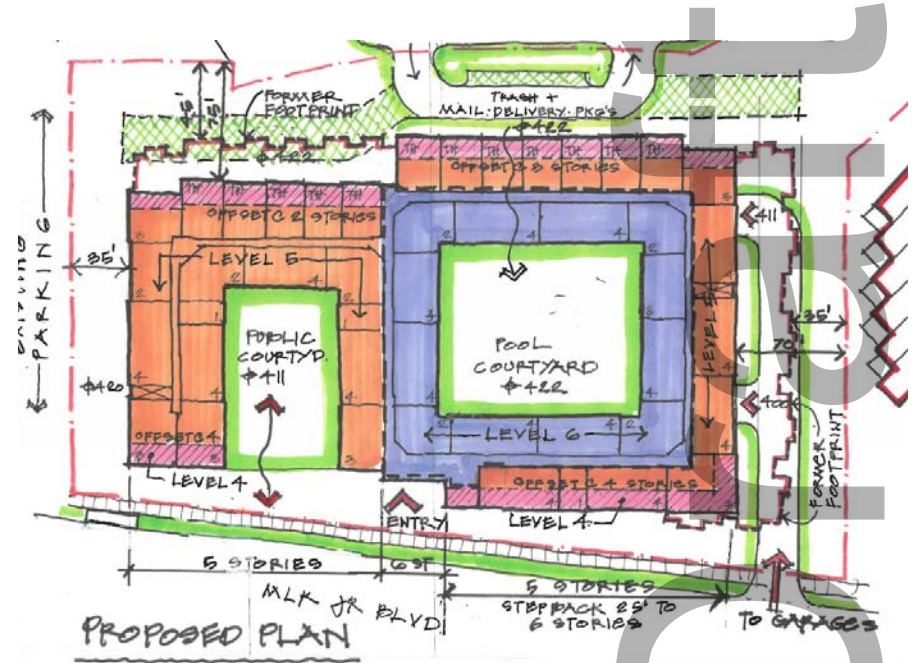


Chapel Hill Planning | 405 Martin Luther King Jr. Blvd. | townofchapelhill.org



RECOMMENDATION

- ❑ Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development *(R-X)*





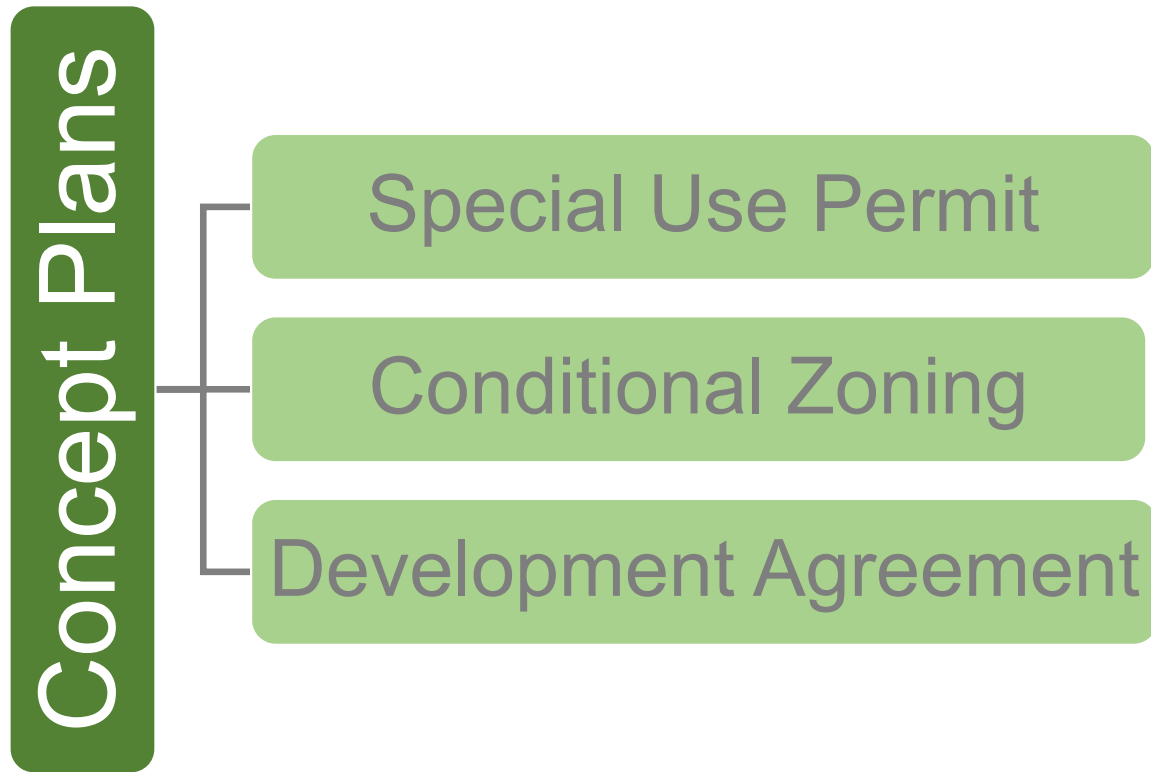
CONCEPT PLANS

- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review
- Advisory Board preliminary feedback





PROCESS OVERVIEW

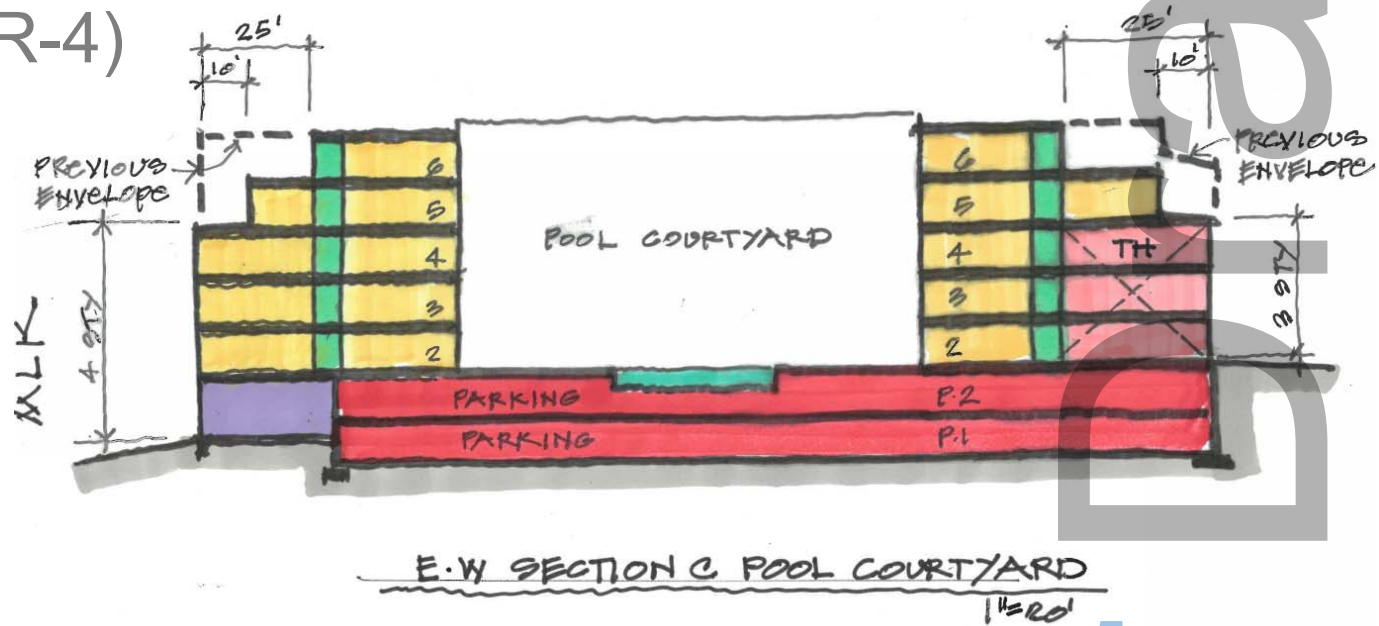


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PROJECT SUMMARY

- Existing Zoning (R-4)
- 200 Units
- 500-570 beds





COMMENTS (from 2021 Plan)

- ❑ Community Design Commission
 - Height and size of building
 - Setback on Martin Luther King Jr. Blvd.
 - Transition to adjoining neighborhood
 - Traffic impacts on adjoining neighborhood
 - Preservation/relocation of existing homes

- ❑ Urban Design Review
 - Height relationship to adjoining neighborhood
 - Pedestrian connection through site to Stinson Street
 - Amount of parking
 - Frontage along Martin Luther King Jr. Blvd.
 - Views through building/visual transparency

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LONG RANGE EVALUATION



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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