



**CONCEPT PLAN REVIEW: Christ Community Church, 141 Erwin Road (Project #18-137)**

**STAFF REPORT**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
 Ben Hitchings, Director  
 Judy Johnson, Operations Manager  
 Michael Sudol, Planner II

|   |                                |   |
|---|--------------------------------|---|
| <b>PROPERTY ADDRESS</b><br>141 Erwin Road | <b>DATE:</b><br>March 20, 2019 | <b>APPLICANT</b><br>Christ Community Church |
|---|--------------------------------|---|

**STAFF'S RECOMMENDATION**

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

**PROCESS**

- The Council has the opportunity tonight to hear this applicant's presentation, receive input from the Community Design Commission, hear public comments, and offer suggestions to the applicant.
- Because this is a Concept Plan submittal, statements by individual Council members this evening do not represent a commitment on an official position if the Council considers a formal application.
- The Community Design Commission reviewed a concept plan for this site on January 22, 2019.
- The applicant petitioned the Council on February 13, 2019 to have the Concept Plan heard at tonight's meeting.

**DECISION POINTS**

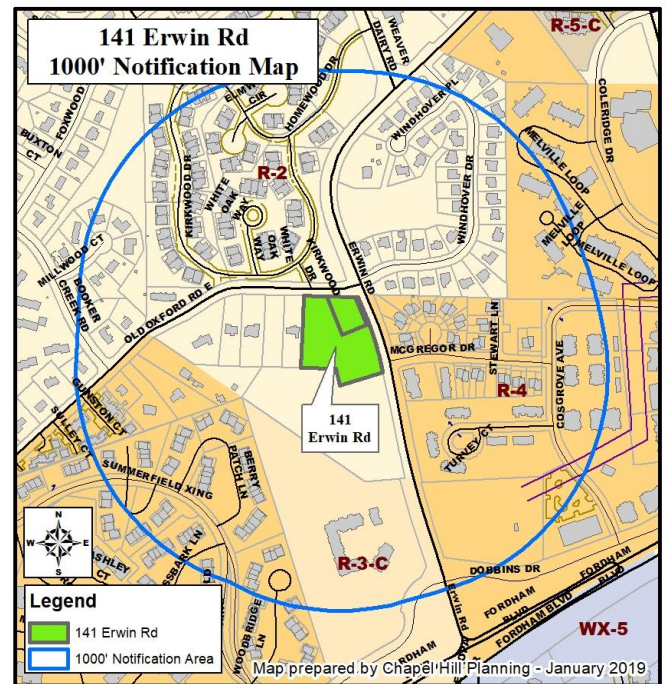
- A Special Use Permit (SUP) and rezoning would typically be required with the submission of a formal application. Alternatives include Conditional Zoning or a Development Agreement.
- Staff advised the applicant to discuss their preferred process with you tonight.

**PROJECT OVERVIEW**

The Concept Plan proposes to construct a Phase 1 worship/fellowship/church office building with approximately 120 parking spaces. A future Phase 2 would add a second worship and classroom building.

The 2.82-acre site is zoned Residential-2 (R-2), and the applicant indicated they will request a rezoning to Residential-3-Conditional (R-3-C) for additional floor area for the place of worship. Currently two single-family residential buildings and four out-buildings are located on the site.

**PROJECT LOCATION**



**ATTACHMENTS**

1. Draft Staff Presentation
2. Resolution
3. Application
4. Plan Set
5. Concept Plan Narrative
6. Community Impact Narrative
7. Comments From January 22<sup>nd</sup> CDC Meeting