



CONCEPT PLAN REVIEW: Evolve 1701 North, 1701 Martin Luther King Jr. Blvd.

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Judy Johnson, Interim Director
 Kari Grace, Senior Planner

ADDRESS 1701 Martin Luther King Jr. Blvd.	DATE November 13, 2019	APPLICANT Thomas Johnson, Williams Mullen
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STAFF'S RECOMMENDATION

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

PROCESS

- Hear the applicant's presentation
- Receive Community Design Commission (September 24, 2019 meeting) and Housing Advisory Board (November 12, 2019) comments
- Hear 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 requests a special use permit modification, which requires a Concept Plan review by Council. Rezoning may be needed if requirements of the MU-V zoning district are not met.

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

PROJECT OVERVIEW

Floor Area: approximately 206,000 SF

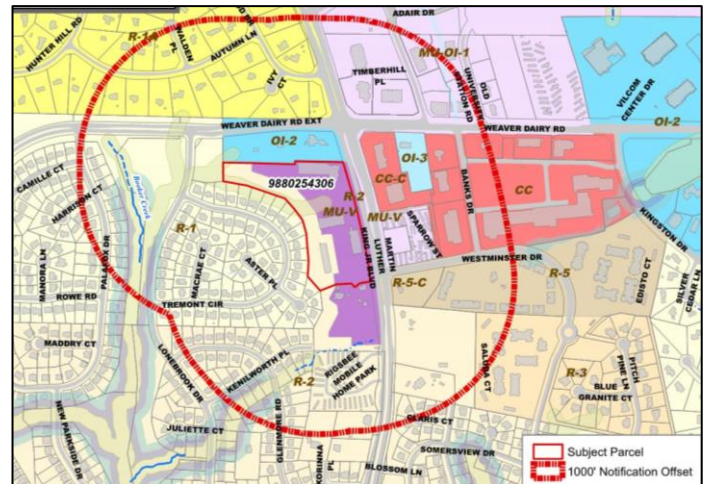
Acres: approximately 10 AC

Current zoning: Mixed Use-Village (MU-V) and Residential-1(R-1)

The Concept Plan includes:

- Modification to SUP
- Re-allocation of 5,800 SF of commercial use to residential use

PROJECT LOCATION



ATTACHMENTS

1. Draft Staff Presentation
2. Resolution A
3. Community Design Commission comments from September 24, 2019
4. Application
5. Developer's Justification
6. Plan Set