



**CONCEPT PLAN REVIEW: 1200 MLK (Project #18-123)**

**STAFF REPORT**

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

<b>PROPERTY ADDRESS</b> 1200 & 1204 Martin Luther King Jr. Blvd.	<b>DATE:</b> February 13, 2019	<b>APPLICANT</b> Jeremy Anderson, RLA / Coulter Jewell Thames, PA
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**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 and Housing Advisory Board, 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 December 19<sup>th</sup>, 2018.
- The Housing Advisory Board reviewed a concept plan for this site on February 12<sup>th</sup>, 2019.

**DECISION POINTS**

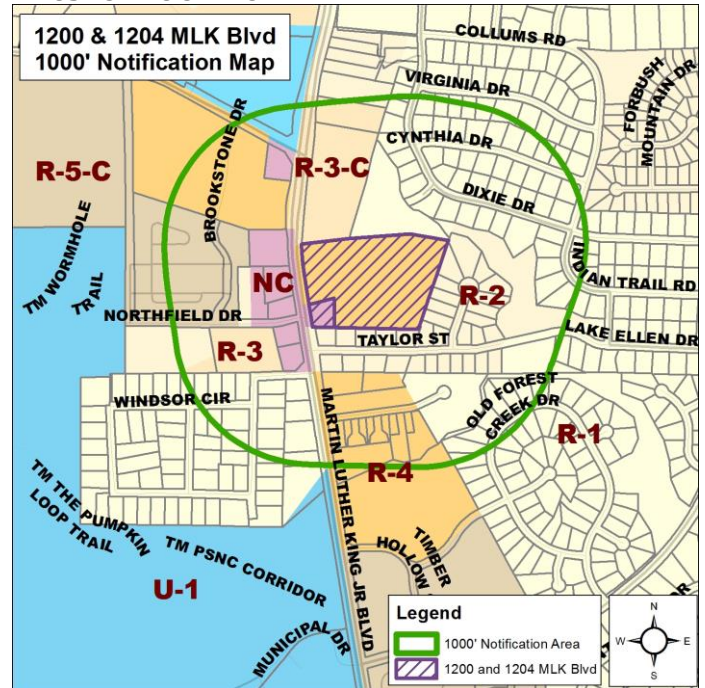
- A Special Use Permit (SUP) modification and rezoning would typically be required with the submission of a formal application. Alternative development review options include Conditional Zoning or a Development Agreement.
- Staff advised the applicant to discuss their preferred process with the Council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

**PROJECT OVERVIEW**

The Concept Plan proposes to relocate the existing service station, relocate or remove ten of the existing mobile homes, preserve other residences, and add a new 3-story self-storage building. The applicant has been pursuing options to minimize impacts on current residents and we anticipate additional information will be available tonight.

The 13.9-acre site is comprised of two parcels, one zoned Neighborhood Commercial (NC) and the other zoned Residential-4 (R-4). It would require at least a partial rezoning to Office/Institutional-2 (OI-2) to allow the conditioned self-storage building. Currently there are 73 mobile homes, a closed service station, and 4.5 acres of Resource Conservation District on the site.

**PROJECT LOCATION**



**ATTACHMENTS**

1. Resolution
2. Draft Staff Presentation
3. Application
4. Narrative
5. Plan Set
6. Community Design Commission Comments from December 19<sup>th</sup>, 2018
7. Housing Advisory Board comments from February 12<sup>th</sup>, 2019 (to be distributed)