



# COUNCIL MEETING

# CONCEPT PLAN

828 MLK

April 27, 2022



Chapel Hill Planning | 405 Martin Luther King Jr. Blvd. | [townofchapelhill.org](http://townofchapelhill.org)



# RECOMMENDATION

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







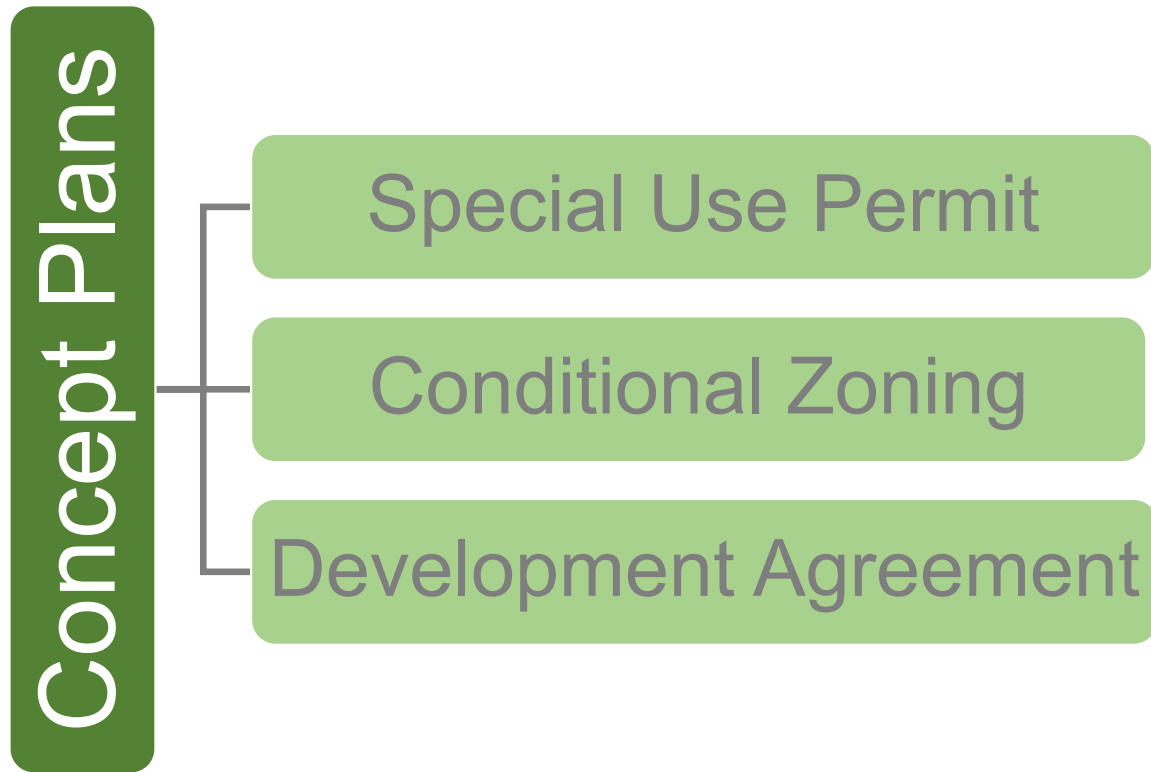
# CONCEPT PLANS

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





# PROCESS OVERVIEW

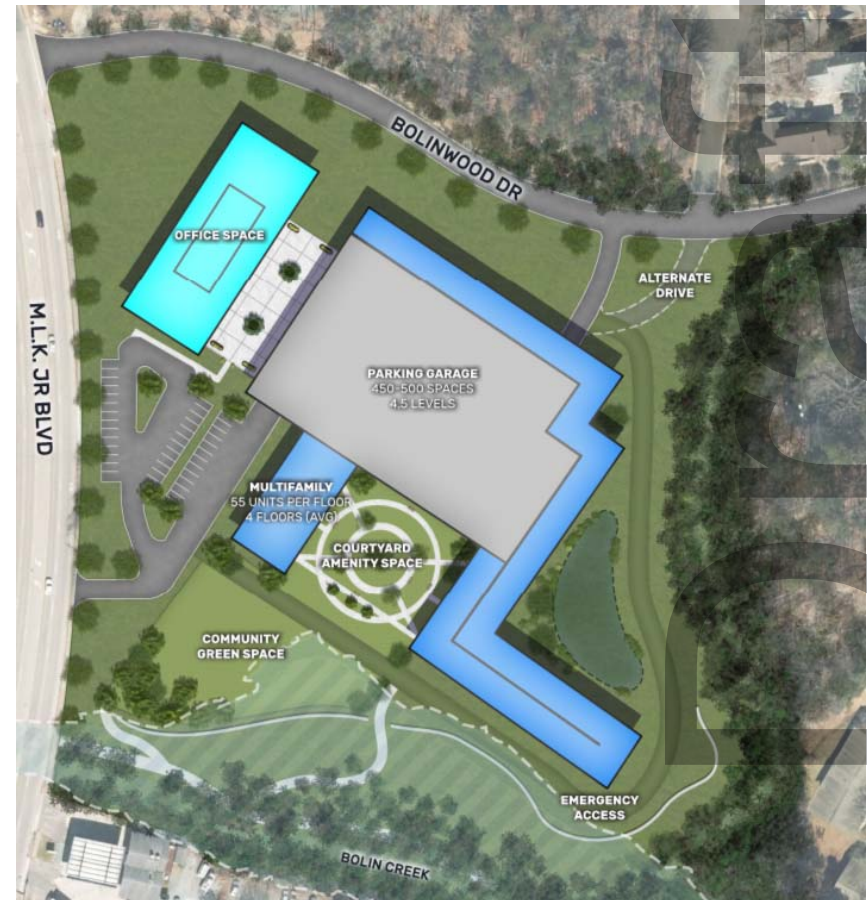


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# PROJECT SUMMARY

- ❑ Existing Zoning R-2
- ❑ 80,000 sq. ft. office
- ❑ 200 dwelling units
- ❑ 450 shared parking spaces
- ❑ 10-acre site





# COMMENTS

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- Community Design Commission  
To be added

Advisory Board  
To be added

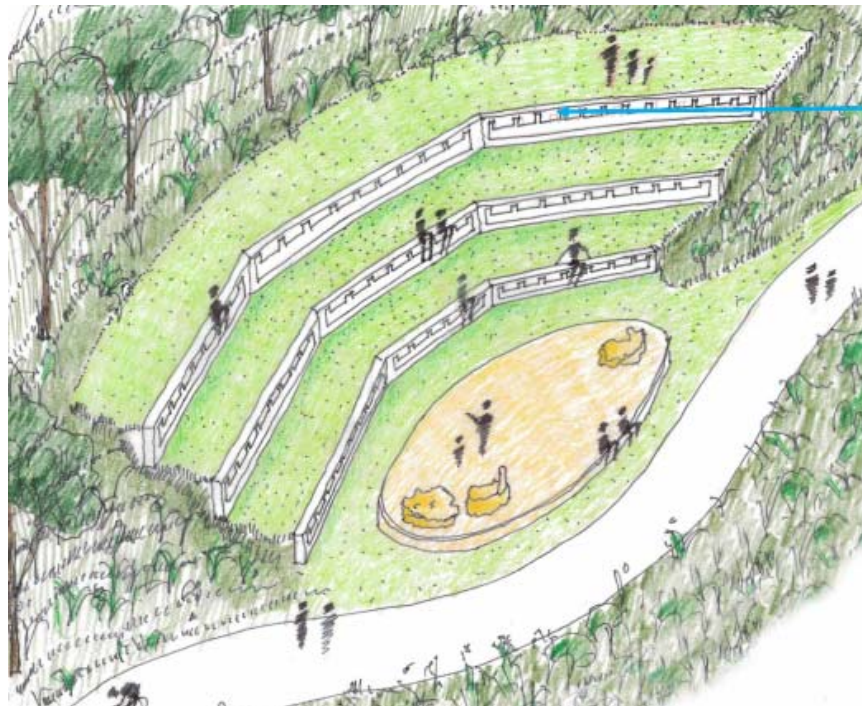
- Housing Advisory Board
  - Reaching lower AMI levels (less than 60%)
  - Good location for affordable housing
  - Acceptance of rental vouchers

- Stormwater Management Utility

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# URBAN DESIGN REVIEW



1. Rotate office building
2. Parking court
3. Community Green space
4. Courtyard
5. Slope to creek with retaining walls

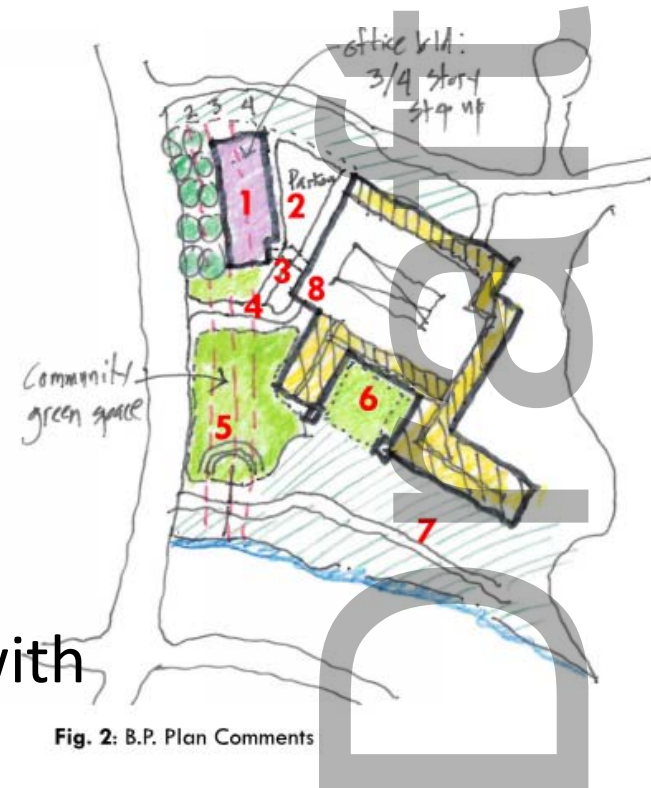
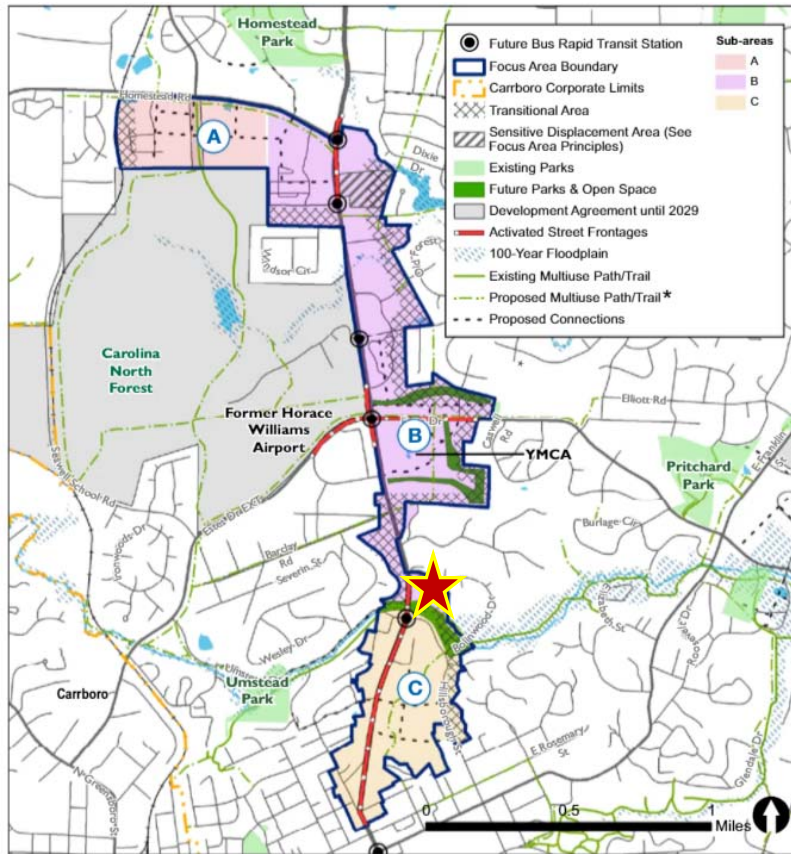


Fig. 2: B.P. Plan Comments





# 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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