



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

1. Would this project demonstrate compliance with the Comprehensive Plan?
 - a. Compliance with:
 - Small Area Plan
 - Overlay Zone / NCD
 - Study Area:
 - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
 - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
 - Is the project for ownership or rental?
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. Has the applicant discussed the project with adjacent neighbors?



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9789297279 & 9789392409

Date: 11-27-18

Section A: Project Information

Project Name: 1200 MLK

Property Address: 1200 & 1204 Martin Luther King Jr. Blvd. Zip Code: 27514

Use Groups (A, B, and/or C): A & C Existing Zoning District: NC & R-4

Project Description: Relocated convenience store, new self storage building, & existing mobile homes
Minimal disturbance to existing mobile home residences, approx. 10 units to be relocated or removed

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

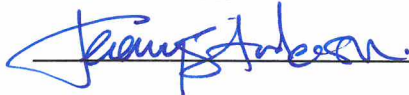
Name: Jeremy Anderson, RLA / Coulter Jewell Thames, PA

Address: 111 West Main Street

City: Durham State: NC Zip Code: 27701

Phone: 919-682-0368 Email: JAnderson@cjtpa.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: 

Date: 11/27/2018

Owner/Contract Purchaser Information:

☒ Owner

☐ Contract Purchaser

Name: Jonathan Gindes / Stackhouse Properties, LLC

Address: PO Box 14466

City: RTP State: NC Zip Code: 27709

Phone: 919-408-7150 Email: accounting@rentstackhouse.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: 

Date: 11/26/18



Concept Plan Overview

Site Description	
Project Name	1200 MLK
Address	1200 & 1204 Martin Luther King Jr. Blvd.
Property Description	Commercial frontage with existing residential at the rear
Existing Land Use	Convenience store and mobile home park
Proposed Land Use	Convenience store, existing mobile home park, and self-storage building
Orange County Parcel Identifier Numbers	9789297279 & 9789392409
Existing Zoning	NC & R-4
Proposed Zoning	OI-2
Application Process	Concept Plan
Comprehensive Plan Elements	Complies with Comprehensive Plan, text change to allow self-storage recently approved by Town Council
Overlay Districts	N/A

Regulatory Land Use Intensity

Design/LUMO Standards		Requirement	Proposal	Status
Sec. 3.7	Use/Density	N/A	Conv. Store, mobile home park, & self-storage	
Sec 3.8	Net Land Area	N/A	407,988 SF / 9.366 AC (outside of RCD)	
Sec 3.8	Gross Land Area	N/A	606,243 SF / 13.917 AC (including RCD)	
Sec. 3.8	Dimensional Standards	Street 22' Min. Interior 8' Min. Solar 9' Min.	22' 8' 9'	
Sec. 3.8	Floor area	.264 FAR Max.	+/- 5,680 SF Conv. Store +/- 100,800 SF SelfStorage	
Sec. 4.5.6	Modification to Regulations	N/A	N/A	
Sec. 5.5	Recreation Space	UNK	UNK	



Site Design

Design/LUMO Standards		Requirement	Proposal	Status
Landscape	Sec. 5.6	East	N/A	
	Sec. 5.6	North	N/A	
	Sec. 5.6	South	20' Type C	20' Type C
	Sec. 5.6	West	30' Type D	30' Type D
	Sec. 5.7	Tree Canopy	30%	30%
	Sec. 5.11	Lighting Plan (footcandles)	UNK	Per LUMO
Environment	Sec. 3.6	Resource Conservation District	198,254 SF / 4.551 AC	198,254 SF / 4.551 AC
	Sec. 5.18	Jordan Riparian Buffer	50'	50'
	Sec. 5.3.2	Steep Slopes	UNK	UNK
	Sec. 5.4	Stormwater Management	UNK	Per LUMO
		Land Disturbance	UNK	UNK
	Sec. 5.4	Impervious Surface	UNK	UNK
	Sec. 5.13	Solid Waste & Recycling	Town of Chapel Hill	Town of Chapel Hill
Housing		Affordable Housing Proposal, if applicable	Existing mobile home park (73 units)	Existing mobile home park to remain (~70 units)



Design/LUMO Standards			Requirement	Proposal	Status
Access & Circulation	Sec. 5.8	Street Standards	N/A	N/A	
	Sec. 5.8	Vehicular Access	N/A	2 off MLK BLVD	
	Sec. 5.8	Bicycle Improvements	N/A	N/A	
	Sec. 5.8	Pedestrian Improvements		Sidewalk per LUMO	
	Sec. 5.8	Distance from bus stop	N/A	35' south of site & 88' across MLK	
	Sec. 5.8	Transit Improvements	N/A		
	Sec. 5.9	Vehicular Parking Spaces	63 spaces	73 spaces	
	Sec. 5.9	Bicycle Parking Spaces	10 spaces (5 loops)	10 spaces (5 loops)	
	Sec. 5.9	Parking Lot Standards	Per LUMO	Per LUMO	
Other		Homeowners Association	N/A	N/A	
	Sec. 5.5	Recreation Space	UNK	UNK	
	Sec. 5.12	Utilities	N/A	OWASA	
	Sec. 5.16	School Adequate Public Facilities	N/A	N/A	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

☒	Application fee (refer to fee schedule)	Amount Paid \$	360
☒	Pre-application meeting – with appropriate staff		
☒	Digital Files - provide digital files of all plans and documents		
☒	Project Fact Sheet		
☒	Statement of Compliance with Design Guidelines (2 copies)		
☒	Statement of Compliance with Comprehensive Plan (2 copies)		
☒	Affordable Housing Proposal , if applicable (Rezoning Policy or Inclusionary Ordinance)		
☒	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
☒	Mailing fee for above mailing list	Amount Paid \$	143.20
☒	Developer's Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to: • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater		
☒	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
☒	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (10 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location