



## CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9789359617

Date: 2-26-19

### Section A: Project Information

Project Name: 1000 Martin Luther King Jr. Blvd.

Property Address: 1000 Martin Luther King Jr. Blvd. Zip Code: 27514

Use Groups (A, B, and/or C): A, B, and C Existing Zoning District: R-1

Project Description: Mixed Use: Residential (Townhome and Apartments) with Office, Retail, and Amenities

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

#### Applicant Information (to whom correspondence will be mailed)

Name: Coulter Jewell Thames, PA

Address: 111 W. Main St.

City: Durham State: NC Zip Code: 27701

Phone: 919-682-0368 Email: DJewell@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: 2.26.19

#### Owner/Contract Purchaser Information:

☒ Owner

☐ Contract Purchaser

Name: Cant Hook Properties LLC

Address: 8785 NC 751

City: Durham State: NC Zip Code: 27713

Phone: Email:

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: \_\_\_\_\_



## Concept Plan Overview

Site Description	
Project Name	<b>1000 Martin Luther King Jr. Blvd.</b>
Address	<b>1000 Martin Luther King Jr. Blvd.</b>
Property Description	<b>Vacant</b>
Existing Land Use	Vacant
Proposed Land Use	Mixed Use: Residential (Townhomes and Apartments), Office, Retail, & Amenities
Orange County Parcel Identifier Numbers	<b>9789359617</b>
Existing Zoning	R-1
Proposed Zoning	OI-3
Application Process	
Comprehensive Plan Elements	
Overlay Districts	N/A

## Regulatory Land Use Intensity

Design/LUMO Standards		Requirement	Proposal	Status
Sec. 3.7	Use/Density		Mixed Use and up to 351,500 SF / 284 Units	
Sec 3.8	Net Land Area		644,627 SF 14.8 AC	
Sec 3.8	Gross Land Area		709,090 SF 16.278 AC	
Sec. 3.8	Dimensional Standards	Street = 0' Interior = 0' Solar = 0'	UNK	
Sec. 3.8	Floor area		Up to .566 Plus inclusionary zoning density bonus	
Sec. 4.5.6	Modification to Regulations		UNK	
Sec. 5.5	Recreation Space	LUMO 0.46	0.46 +/- 32,500 SF	



## Site Design

Design/LUMO Standards		Requirement	Proposal	Status
Landscape	Sec. 5.6	East	C / 30'	30'
	Sec. 5.6	North	C / 30'	30'
	Sec. 5.6	South	D	Modification
	Sec. 5.6	West	D	Modification
	Sec. 5.7	Tree Canopy	40%	+/- 25%
	Sec. 5.11	Lighting Plan (footcandles)	LUMO	LUMO
Environment	Sec. 3.6	Resource Conservation District	Potential (currently under determination)	Potential (currently under determination)
	Sec. 5.18	Jordan Riparian Buffer	Potential (currently under determination)	Potential (currently under determination)
	Sec. 5.3.2	Steep Slopes	LUMO	8,626 SF @ 15%
	Sec. 5.4	Stormwater Management	LUMO	Wet Ponds
		Land Disturbance	LUMO	+/- 90%
	Sec. 5.4	Impervious Surface	LUMO 70%	70%
	Sec. 5.13	Solid Waste & Recycling	LUMO	Compactors
Housing		Affordable Housing Proposal, if applicable		80-100% AMI



Design/LUMO Standards			Requirement	Proposal	Status
Access & Circulation	Sec. 5.8	Street Standards	LUMO & Central / West Small Area Plan	See Plan	
	Sec. 5.8	Vehicular Access	LUMO	3 Access Points to Streets	
	Sec. 5.8	Bicycle Improvements	LUMO	LUMO	
	Sec. 5.8	Pedestrian Improvements	LUMO	LUMO – additional greenway – see plan	
	Sec. 5.8	Distance from bus stop		Site Frontage	
	Sec. 5.8	Transit Improvements		Future BRT Station Stop	
	Sec. 5.9	Vehicular Parking Spaces	none per LUMO	+/- 1,127	
	Sec. 5.9	Bicycle Parking Spaces	none per LUMO	+/- 126	
	Sec. 5.9	Parking Lot Standards	LUMO	LUMO for surface & structured parking	
Other		Homeowners Association		UNK	
	Sec. 5.5	Recreation Space	LUMO 0.46	0.46 +/- 32,500 SF	
	Sec. 5.12	Utilities	OWASA water & sewer, Duke Energy	OWASA water & sewer, Duke Energy	
	Sec. 5.16	School Adequate Public Facilities	LUMO	UNK	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	<b>M</b>	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](mailto:planning@townofchapelhill.org).

<input checked="" type="checkbox"/>	<b>Application fee</b> ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	360
<input checked="" type="checkbox"/>	<b>Pre-application meeting</b> – with appropriate staff		
<input checked="" type="checkbox"/>	<b>Digital Files</b> - provide digital files of all plans and documents		
<input checked="" type="checkbox"/>	<b>Project Fact Sheet</b>		
<input checked="" type="checkbox"/>	<b>Statement of Compliance with Design Guidelines</b> (2 copies)		
<input checked="" type="checkbox"/>	<b>Statement of Compliance with Comprehensive Plan</b> (2 copies)		
<input checked="" type="checkbox"/>	<b>Affordable Housing Proposal, if applicable</b> (Rezoning Policy or Inclusionary Ordinance)		
<input checked="" type="checkbox"/>	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
<input checked="" type="checkbox"/>	<b>Mailing fee for above mailing list</b>	Amount Paid \$	61.60
<input checked="" type="checkbox"/>	<b>Developer's Program</b> – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"><li>• Natural features of site</li><li>• Access, circulation, and mitigation of traffic impacts</li><li>• Arrangement and orientation of buildings</li><li>• Natural vegetation and landscaping</li><li>• Impact on neighboring properties</li><li>• Erosion, sedimentation, and stormwater</li></ul>		
<input checked="" type="checkbox"/>	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> - necessary for all submittals		
<input checked="" type="checkbox"/>	<b>Reduced Site Plan Set (reduced to 8.5"x11")</b>		

## 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