



CONCEPT PLAN REVIEW: 1000 Martin Luther King Jr. Blvd. (Project #19-024)

STAFF REPORT

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

PROPERTY ADDRESS 1000 Martin Luther King Jr. Blvd.	DATE: April 17, 2019	APPLICANT Dan Jewell / Coulter Jewell Thames, PA
--	--------------------------------	--

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 March 26, 2019.
- The Housing Advisory Board reviewed a concept plan for this site on April 9, 2019.

DECISION POINTS

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

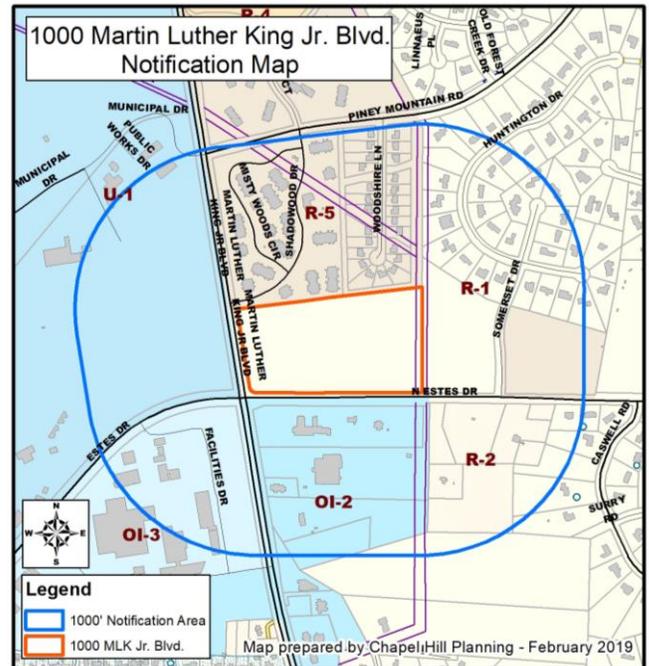
PROJECT OVERVIEW

The Concept Plan proposes construction of a Mixed-Use development that includes Residential (Townhome and Apartments) with Office, Retail, and Amenities. Up to 351,500 square feet of floor area is proposed, including 284 dwelling units.

The 14.8-acre site is currently zoned Residential-1 (R-1), and the applicant is proposing a rezoning to Office/Institutional-3 (OI-3). Airport Hazard Overlay Districts B and C, associated with the Horace Williams airport, also affect the site. Per an ordinance passed by Town Council on November 23, 2015, the Airport Hazard Overlay will be repealed following the full closure of the airport. Despite being permanently closed for public use on May 15, 2018, the airport is still used by UNC Hospital Air Care.

The site was timbered in June 2018 as part of a forestry permit issued by the Town of Chapel Hill, as required by State law. North Carolina General Statute 160A-458.5 grants the Town authority to deny a building permit or refuse to approve a site plan or subdivision for a period of three years following a timber harvest if the harvest results in the removal of all or substantially all of the trees that were protected under city regulations governing development.

PROJECT LOCATION



ATTACHMENTS

1. Draft Staff Presentation
2. Resolution A
3. Application
4. Developer's Program and Statements of Compliance
5. Affordable Housing Plan
6. Plan Set
7. Community Design Commission Comments from March 26, 2019
8. Housing Advisory Board comments from April 9, 2019 (to be distributed)