



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. How is the application compatible with the surrounding neighborhood and/or district?
10. Has the applicant discussed the project with adjacent neighbors?



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9880254306

Date: 8/27/2019

Section A: Project Information

Project Name: Evolve 1701 North

Property Address: 1701 N. Martin Luther King Jr Blvd. Zip Code: 27516

Use Groups (A, B, and/or C): A,B & C Existing Zoning District: MU-V

Project Description: Mixed use development with multi-family, office & commercial space

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

Applicant Information (to whom correspondence will be mailed)

Name: Thomas H. Johnson, Jr. - Williams Mullen (Attorney & Agent for owner)

Address: 301 Fayetteville Street, Suite 1700

City: Raleigh State: NC Zip Code: 27601

Phone: 919-981-4006 Email: tjohnson@williamsmullen.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: 8/27/19

Owner/Contract Purchaser Information:

☒ Owner

☐ Contract Purchaser

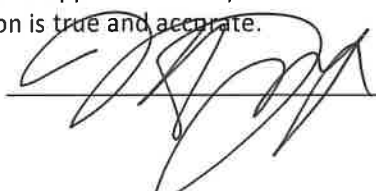
Name: Chapel Hill Housing, LLC

Address: 111 Princess Street

City: Wilmington State: NC Zip Code: 28402

Phone: 910-763-4669 Email: adamtucker@zdc.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: 8/27/19



Concept Plan Project Fact Sheet

Site Description	
Project Name	
Address	
Property Description	
Existing Land Use	
Proposed Land Use	
Orange County Parcel Identifier Numbers	
Existing Zoning	
Proposed Zoning	
Application Process	
Comprehensive Plan Elements	
Overlay Districts	

Topic	Requirement	Proposal	Status
Use/Density (Sec. 3.7)			
Dimensional Standards (Sec. 3.8)			
Floor area (Sec. 3.8)			
Modifications to Regulations (Sec. 4.5.6)			
Adequate Public Schools (Sec. 5.16)			
Inclusionary Zoning (Sec. 3.10)			
Landscape			
Buffer – North (Sec. 5.6.2)			
Buffer – East (Sec. 5.6.2)			
Buffer – South (Sec. 5.6.2)			
Buffer - West (Sec. 5.6.2)			



Tree Canopy (Sec. 5.7)			
Landscape Standards (Sec. 5.9.6)			
Environment			
Resource Conservation District (Sec. 3.6)			
Erosion Control (Sec. 5.3.1)			
Steep Slopes (Sec. 5.3.2)			
Stormwater Management (Sec. 5.4)			
Land Disturbance			
Impervious Surface (Sec. 3.8)			
Solid Waste & Recycling			
Jordan Riparian Buffer (Sec. 5.18)			
Access and Circulation			
Road Improvements (Sec. 5.8)			
Vehicular Access (Sec. 5.8)			
Bicycle Improvements (Sec. 5.8)			
Pedestrian Improvements (Sec. 5.8)			
Traffic Impact Analysis (Sec. 5.9)			
Vehicular Parking (Sec. 5.9)			
Transit (Sec. 5.8)			
Bicycle Parking (Sec. 5.9)			
Parking Lot Standards (Sec. 5.9)			
Technical			



Fire			
Site Improvements			
Schools Adequate Public Facilities (Sec. 5.16)			
Recreation Area (Sec. 5.5)			
Lighting Plan (Sec. 5.11)			
Homeowners Association (Sec. 4.6)			

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.

<input checked="" type="checkbox"/>	Application fee (refer to fee schedule)	Amount Paid \$ <input type="text" value="380"/>
<input checked="" type="checkbox"/>	Pre-application meeting – with appropriate staff	
<input checked="" type="checkbox"/>	Digital Files - provide digital files of all plans and documents	
<input checked="" type="checkbox"/>	Concept Project Fact Sheet	
<input checked="" type="checkbox"/>	Statement of Compliance with Design Guidelines (1 copies)	
<input checked="" type="checkbox"/>	Statement of Compliance with Comprehensive Plan (1 copies)	
<input type="text" value="N/A"/>	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)	
<input checked="" type="checkbox"/>	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)	
<input checked="" type="checkbox"/>	Mailing fee for above mailing list	Amount Paid \$ <input type="text" value="235"/>
<input checked="" type="checkbox"/>	Developer's Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to: <ul style="list-style-type: none">• 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	
<input checked="" type="checkbox"/>	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals	
<input checked="" type="checkbox"/>	Reduced Site Plan Set (reduced to 8.5"x11")	

2012-09-24 / R-6
(included in original submission)

Plan Sets (1 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

JUSTIFICATION FOR MODIFICATION TO SPECIAL USE PERMIT
FOR EVOLVE 1701 NORTH (the "Project")

This Special Use Permit was approved for this Project as mixed-use with 25% office and commercial. The owner has aggressively tried to lease the commercial space without success. Therefore, the owner is requesting the Special Use Permit be modified to convert the commercial space to six additional one-bedroom apartments. The Project is not otherwise being modified.

In looking at the area, an 8,000 square foot bank is to be constructed on the adjacent property which will more than compensate for the loss of 5,800 in commercial space on this site. The area is already well served by existing commercial and office space in the to the east and northeast of the project located at the intersection of MLK Jr. Boulevard and Weaver Dairy Road. Such abundant existing space has prevented the owner from leasing its commercial space as the market in this area is saturated with existing office and commercial uses. As a result, the Project already has significant office and commercial uses in close walking distance to serve its residents. In addition, the Project is at the intersection of two major thoroughfares with convenient access to public transit. In this instance the area when viewed as a whole has an excellent mix of uses without the need for any commercial space within this Project.

This request is consistent with good planning and the comprehensive plan by providing residential properties in close proximity to commercial and office properties which reduces trips. Also, converting the commercial space to residential will reduce traffic as well.