

TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
www.townofchapelhill.org
phone (919) 969-5040

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 Identifi	er Number (PIN):	9788390212, 978839	90351, 978839155	8, 9788299778	Date: 26-Jan-21
Section A: Pi	oject Informatio	n			
Project Name: The Fla					
Property Add	lress: 607, 609	, 611, 613, 615, 617 N	lartin Luther King;	121 Stinson St. Zip C	Code: 27516
Use Groups (	A, B, and/or C):	Α Ε	xisting Zoning Dist	rict: R-4	
Project Desci	+/- 200	unit 5/6 story studen	t housing project	on +/- 3.6 ac of NLA (-	+/- 4.0 ac GLA)
Project Desci		space parking deck			
Section B: A	oplicant. Owner a	ınd/or Contract Pu	ırchaser Inform	ation	
	, , , , , , , , , , , , , , , , , , , ,	, 0. 00			
Applicant Inf	ormation (to whor	n correspondence w	rill be mailed)		
Name:	George J. Retschle	- Ballentine Associate	es PA		
Address:	221 Providence Ro	d			
City:	Chapel Hill	State:	NC	Zip Code:	27514
Phone:	919 489-4789	Email:	georger@bapa.	eng.pro	
this applicati	ned applicant here on is true and accu	•	he best of his kn		l information supplied with
Signature:		A Property of the Property of		Date: 26	) Jan 2021
Owner/Cont	ract Purchaser Info	ormation:			
Owner	r		Contrac	t Purchaser	
Name:	Progressive Capita	ll Group, LLC			
Address:	400 N. New York A	Ave, Suite 101			
City:	Winter Park	State:	FL	Zip Code:	32789
Phone:	(407) 849-3670	Email:	rgreer@progres	sivecapital.org	
_	ned applicant here on is true and accu	•	the best of his kn	owledge and belief, al	l information supplied with
Signature:	Rusell a	. Iran		Date: 1-2	6-2021



## **Concept Plan Project Fact Sheet**

Site Description			
Project Name	The Flats		
Address	607, 609, 611, 613, 615, 617 Martin Luther King; 121 Stinson St		
Property Description	Four properties consisting of +/- 3.60 ac NLA (+/- 4.0 ac GLA)		
Existing Land Use	Single family homes/small multifamily building		
Proposed Land Use	and Use Multifamily residential		
Orange County Parcel Identifier Numbers	9788390212, 9788390351, 9788391558, 9788299778		
Existing Zoning	R-4		
Proposed Zoning	R-SS-C		
Application Process	CZ		
Comprehensive Plan Elements	See project narrative		
Overlay Districts	N/A		

Topic	Requirement	Proposal	Status
Use/Density (Sec 3.7)	Allowed as principal use.	Proposed as principal use.	$\odot$
Dimensional Standards (Sec. 3.8)	Building height, Setback 39' Building height, Core 60' Street setback 10', int.setback 0'	+/- 80'	M
Floor area (Sec. 3.8)	191,664	303,000	UNK
Modifications to Regulations (Sec. 4.5.6)	N/A	N/A	N/A
Adequate Public Schools (Sec. 5.16)		Will comply	<b>⊘</b>
Inclusionary Zoning (Sec. 3.10)		Will comply	$\odot$
Landscape			
Buffer - North (Sec. 5.6.2)		Will comply	$\odot$
Buffer - East (Sec. 5.6.2)		Will comply	<b>SOS</b>
Buffer - South (Sec. 5.6.2)		Will comply	Ø
Buffer - West (Sec. 5.6.2)		Will comply	<b>②</b>



Demolition of all existing single family houses with all other adjoining structures. Constructing new apartments building with amenities and parking lots.

APEL HI			
Tree Canopy (Sec. 5.7)	30%	20%	М
Landscape Standards (Sec. 5.9.6)		Will comply with regulations	N/A
Environment			
Resource Conservation District (Sec. 3.6)	N/A	N/A	N/A
Erosion Control (Sec. 5.3.1)	Will comply with regulations	Will comply with regulations	$\odot$
Steep Slopes (Sec. 5.3.2)	N/A	Will comply with regulations	<b>⊗</b>
Stormwater Management (Sec. 5.4)	Will comply with regulations	Will comply with regulations	$\odot$
Land Disturbance	No limit	No limit	<b>②</b>
Impervious Surface (Sec. 3.8)	0.5/0.7	Will comply with regulations	0
Solid Waste & Recycling	Will recycle demo materials	Will recycle what can be recycled	$\odot$
Jordan Riparian Buffer (Sec. 5.18)	N/A	N/A	N/A
Access and Circu	ılation		
Road Improvements (Sec. 5.8)	N/A	N/A	N/A
Vehicular Access (Sec. 5.8)	Access to public street	Will comply with regulations	<b>②</b>
Bicycle Improvements (Sec. 5.8)		Will comply with regulations	
Pedestrian Improvements (Sec. 5.8)		Provide safe pedestrian access	<b>②</b>
Traffic Impact Analysis (Sec. 5.9)	Pay town TIA fee	Pay town TIA fee	$\Theta$
Vehicular Parking (Sec. 5.9)		Will comply with regulations	<b>②</b>
Transit (Sec. 5.8)	N/A	N/A	
Bicycle Parking (Sec. 5.9)		Will comply with regulations	<b>②</b>
Parking Lot Standards (Sec. 5.9)		Will comply with regulations	0
Technical			



Fire		Will comply	$\odot$
Site Improvements		Will comply	<b>Ø</b>
Schools Adequate Public Facilities (Sec. 5.16)		Will comply	<b>②</b>
Recreation Area (Sec. 5.5)		Will comply	<b>Ø</b>
Lighting Plan (Sec. 5.11)		Will comply	<b>Ø</b>
Homeowners Association (Sec. 4.6)	N/A	N/A	N/A

Symbol	Meaning	Symbol	Meaning
$\odot$	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.

Χ	Application fee (refer to fee schedule) Amount Pa	d \$	380
Χ	Pre-application meeting – with appropriate staff	<u>.                                    </u>	
Χ	Digital Files - provide digital files of all plans and documents		
Χ	Concept Project Fact Sheet		
Χ	Statement of Compliance with Design Guidelines (1 copies)		
Χ	Statement of Compliance with Comprehensive Plan (1 copies)		
Х	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
Χ	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS	notific	cation tool)
Χ	Mailing fee for above mailing list Amount Pa	d \$	694.0
Х	Developer's Program – brief written statement explaining how the existing conditions important including but not limited to:	act th	e site design.

- 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

Pending - no streams on site

X Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals

Reduced Site Plan Set (reduced to 8.5"x11")

#### 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

## **Concept Plan Application**

For:

## The Flats

607-617 Martin Luther King Jr. Blvd. Chapel Hill, NC

PIN # 9788390212, 9788390351 9788391558, 9788299778

#### **Applicant:**

Progressive Capital Group, LLC 400 N. New York Ave, Suite 101 Winter Park, FL 32789 (407) 849-3670

#### Planner/Civil Engineer:



221 Providence Road Chapel Hill, NC 27514 (919) 929-0481

<u>Issue Dates</u> <u>Description</u>

26 Jan 2021 Concept Plan Submittal



#### **Developer's Program**

Progressive Capital Group, LLC desires to construct an apartment building with approximately 200 dwelling units and 600-650 total beds. The project will be constructed on approximately 3.6 acres of net land area consisting of four existing lots, generally situated between Isley Street and Martin Luther King, Jr. Blvd. The site generally slopes from Isley Street toward MLK and contains several existing single-family homes and associated outbuildings and driveways. The southernmost lot includes a small existing multi-family building with associated parking. The site is generally wooded otherwise. There are several small sections of the site that contain steep slopes greater than 25%, but these areas predominately lie entirely within the proposed building footprint and retaining walls will be used to flatten the grades.

The proposed building will be designed to step down with the existing grade from Isley Street toward MLK and it is currently envisioned that the building will be 5 stories tall on the Isley Street side and 6 stories tall on the MLK side. The project includes a  $\pm 450$ -space parking deck wrapped with residential units, clubhouse, pool, courtyard, and other amenities and will provide pedestrian connectivity through the site between Isley Street and MLK.

The site lies within Sub-Area C of the South MLK Boulevard Focus Area, as described in the Town of Chapel Hill Future Land Use Map which was adopted on 9 Dec 2020. The FLUM shows multifamily residential as one of the predominant land uses in Sub-Area C, with typical heights of 4-6 stories and maximum heights of 8 stories. The FLUM encourages higher density and intensity along MLK between downtown and Hillsborough Street.

The main access to the parking deck will be provided from the MLK side and a second entrance will connect to Level 2 of the parking deck from Isley Street. Aerial fire apparatus access will be provided from an access drive along the west edge of the site, parallel to Isley Street. Refuse and recycling facilities will also be serviced from this drive.

This project will contribute significantly to Affordable Housing. The specific method or methods by which the project will contribute has not been determined yet and several options are being considered and discussed with Town staff. Included in those options is the developer's unique experience and ability to rehabilitate existing affordable housing in other parts of town. A formal Affordable Housing Plan will be submitted as soon as possible.

Stormwater management for the project will be handled by underground facilities constructed beneath the lowest level of the parking deck.

#### **Statement of Compliance with Town Design Guidelines**

The project will be built in compliance with the Town's Design Guidelines.

The building's architecture will be carefully designed to provide a strong and meaningful presence on MLK and to provide thoughtful transitions to the residential communities west and north of the property. Parking will be provided in an efficient, compact parking deck footprint, which allows higher density with less environmental impact.



Landscape buffers will be carefully designed in accordance with the Town's design manual and with the use of best practices.

Pedestrian and vehicular connectivity will be provided between MLK and Isley Street, although vehicular connectivity will be via the proposed parking deck.

Stormwater management facilities, water, sewer, and other utilities will be provided in accordance with the applicable guidelines, standards, and regulations.

### Statement of Compliance with the Comprehensive Plan

Below is a brief outline expressing several ways in which The Flats will conform to the ideas and themes driving the Comprehensive Plan:

#### A Place for Everyone

• The project will provide high quality housing and will meet or exceed the requirements of the Town's Inclusionary Zoning Ordinance.

#### Facilitate Getting Around

• Planned improvements to the site will enhance the walkability & bike-ability within the site as well as to and from the site.

#### Good Places, New Spaces

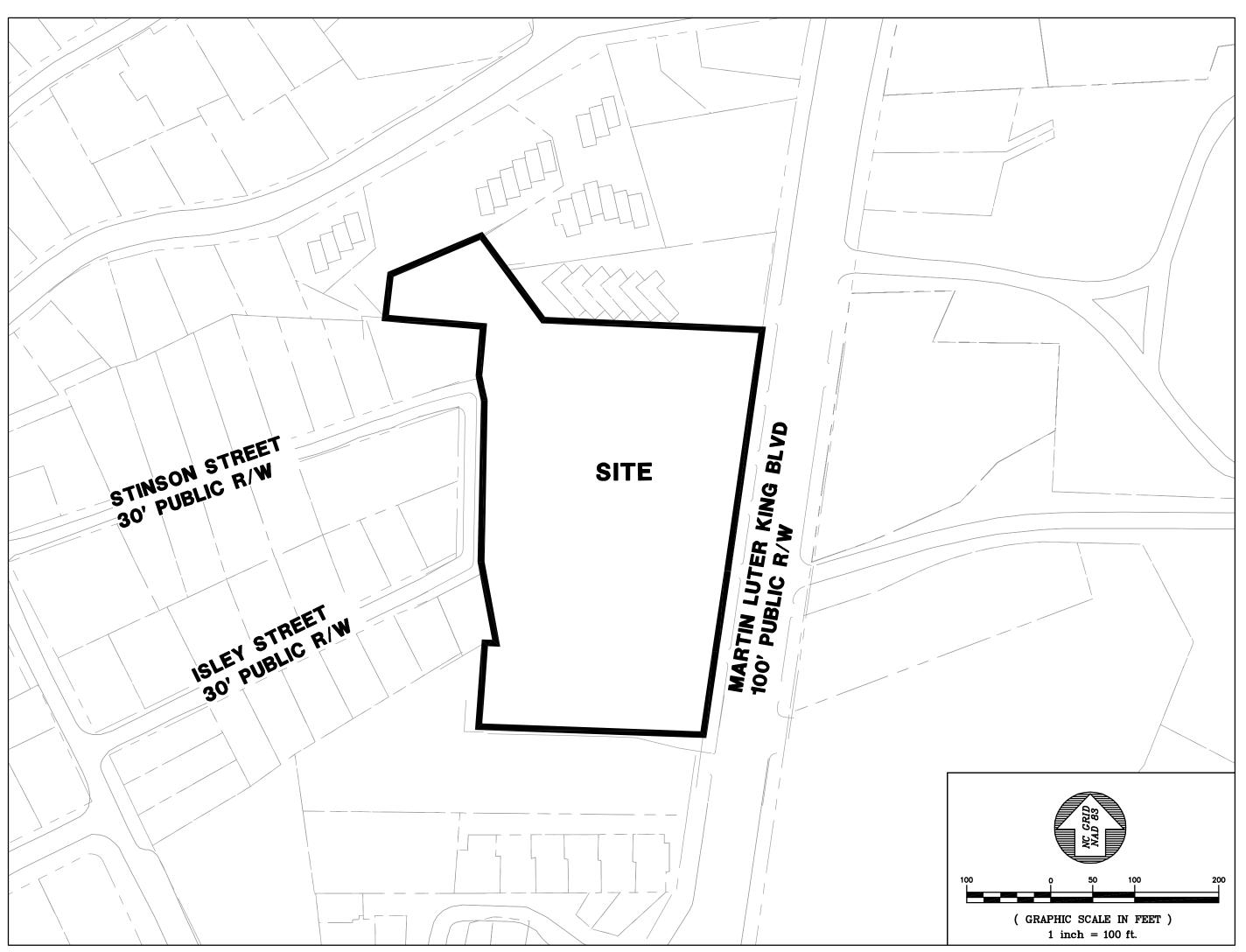
• This project will replace aging, low-density housing with high density, thoughtfully designed and well-built housing as envisioned by the recently-adopted Future Land Use Map.

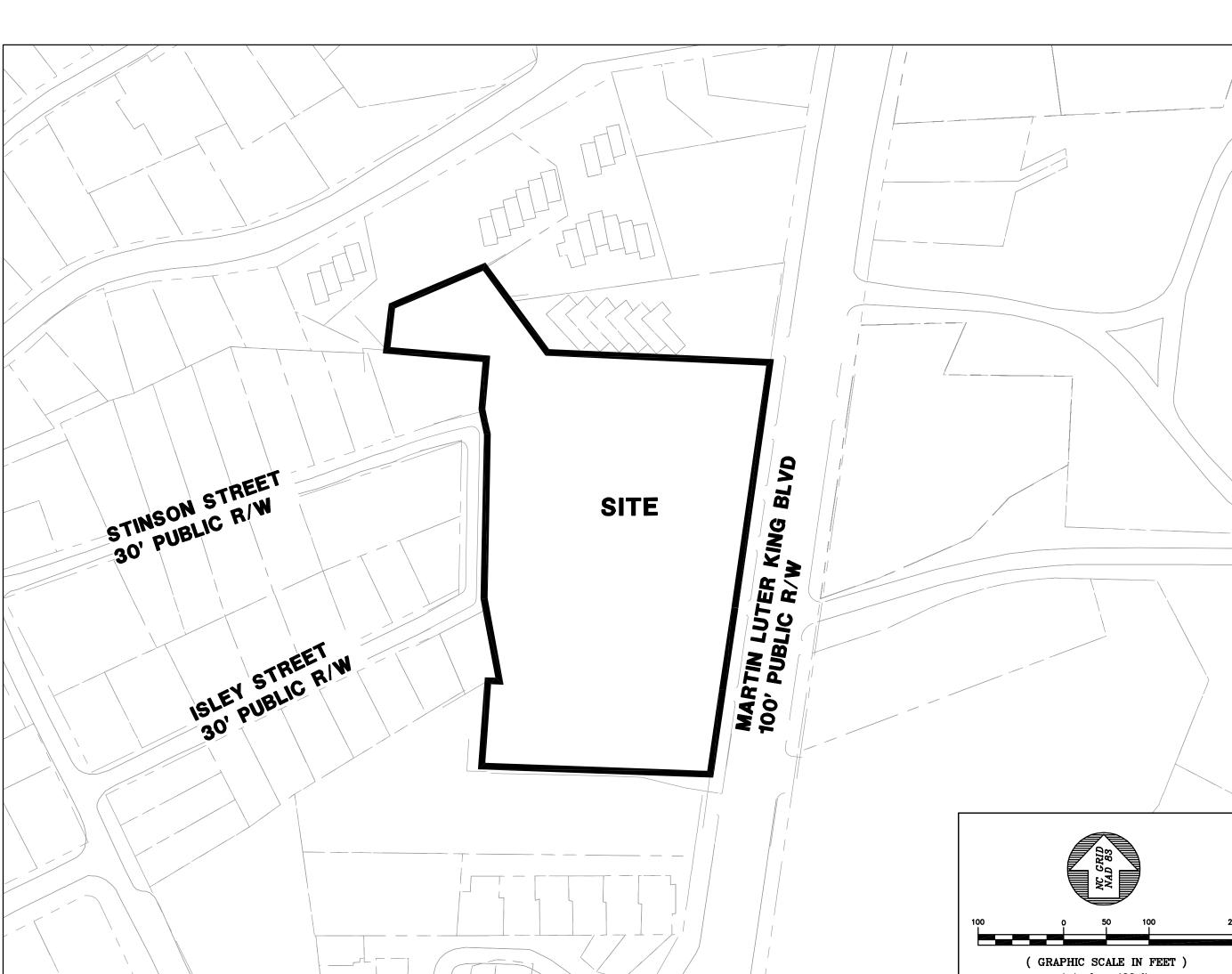
#### Town and Gown Collaboration

• This project will provide state-of-art housing close to UNC and available for UNC undergraduate and graduate students alike.

# CONCEPT PLANS **FOR** THE FLATS

CHAPEL HILL, NORTH CAROLINA





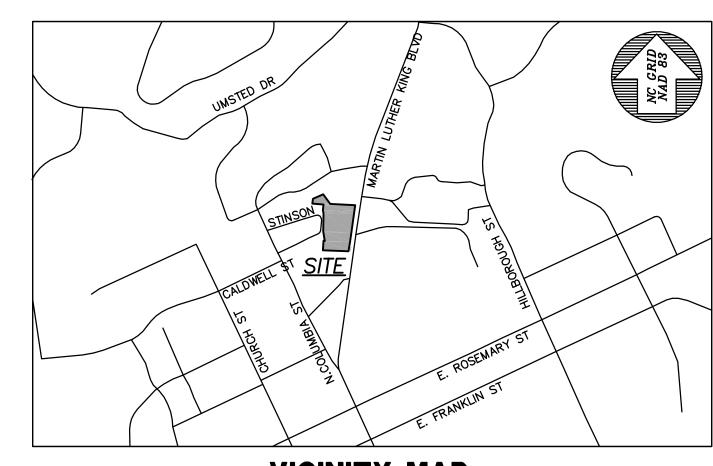
ARCHITECT/LANDSCAPE ARCHITECT

JDAVIS>

PROJECT OWNER/DEVELOPER:

PROGRESSIVECAPITAL GROUP





VICINITY MAP

SCALE: 1"=1000"

**DRAWING LIST** 

<u>LATEST</u> SHEET DRAWING TITLE ISSUE DATE 26 JAN 20 COVER **26 JAN 20** EXISTING CONDITIONS & DEMOLITION PLAN 26 JAN 20 **CONCEPT PLAN** 26 JAN 20

JOB NUMBER: 116018.00 DATE: 26 JAN 21

SCALE: AS NOTED DRAWN BY: M.P. REVIEWED BY: G.J.R.

SHEET

REVIEW DRAWING NOT FOR CONSTRUCTION G0001

## SITE PARCEL DATA

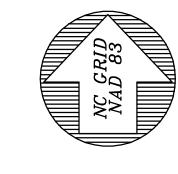
LABEL #	OWNER	PIN #	ZONING	DB./PG.	PARCEL ACREAGE	CURRENT LAN USE
1	CHINA RED LLC	9788-39-0212	R-4	5083/566	0.62	SINGLE-FAMIL
2	LAWLER DEVELOPMENT GROUP, LLC	9788-39-0351	R-4	5115/475	0.62	SINGLE-FAMIL
3	LAWLER DEVELOPMENT GROUP, LLC	9788-39-1558	R-4	5734/146	1.93	SINGLE-FAMIL
4	LAWLER DEVELOPMENT GROUP, LLC	9788-29-9778	R-4	6003/17	0.44	SINGLE-FAMIL

## **ADJOINER PARCEL DATA**

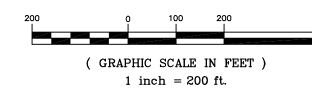
	ADOQUELL	PARVEL DATA		
LABEL #	OWNER	PIN #	ZONING	CURRENT LAND USE
5	GREENSTREET GLEN ETAL, LEWIS JEFFREY	9788-39-1740	R-4	VACANT
6	GREENSTREET GLEN HOOTH MICHELLE	9788-39-1629	R-4	SINGLE-FAMILY
7	GREENSTREET GLEN HOOTH MICHELLE	9788-39-0699	R-4	SINGLE-FAMILY
8	GREENSTREET GLEN HOOTH MICHELLE	9788-39-0679	R-4	SINGLE-FAMILY
9	GREENSTREET GLEN HOOTH MICHELLE	9788-39-0659	R-4	SINGLE-FAMILY
10	GREENSTREET GLEN HOOTH MICHELLE	9788-39-0639	R-4	SINGLE-FAMILY
11	GREENSTREET GLEN HOOTH MICHELLE	9788-39-0609	R-4	SINGLE-FAMILY
12	WOOD GLEN HOMEOWNERS ASSOCIATION	9788-93-0863	R-4	SINGLE-FAMILY
13	MIAO ZHE	9788-39-0728	R-4	SINGLE-FAMILY
14	ZAHNER RICHARD P R ETAL P ZAHNER GWENDOYYNE E	9788-39-0749	R-4	SINGLE-FAMILY
15	STOLLMACK SALLY ANN	9788-39-0759	R-4	SINGLE-FAMILY
16	MARION DAVID R, MARION WENDY M	9788-39-0779	R-4	SINGLE-FAMILY
17	HAITCOX HALLEY K HAITHCOX ROBERT J	9788-39-0799	R-4	SINGLE-FAMILY
18	ANONICK PATRICK K	9788-39-1718	R-4	SINGLE-FAMILY
19	PAPA FRANK JR, PAPA JADE	9788-39-0858	R-4	SINGLE-FAMILY
20	WS PROPERTY VENTURES LLC	9788-39-0869	R-4	SINGLE-FAMILY
21	SMITH WADE M, SMITH ANN H	9788-39-0980	R-4	SINGLE-FAMILY
22	WOOD GLEN HOMEOWNERS ASSOCIATION PMB 413	9788-29-8871	R-4	SINGLE-FAMILY
23	PETTO CHRIS LANIER LINDSEY	9788-29-9729	R-4	SINGLE-FAMILY
24	EMMERSON FRED B JR, DAVIS LUCY CAROL	9788-29-9840	R-4	SINGLE-FAMILY
25	MCDONALD JILL PAMELA	9788-29-9851	R-4	SINGLE-FAMILY
26	VITUS CAPITAL LLC	9788-29-9872	R-4	SINGLE-FAMILY
27	PIETRUSKA ALEXANDER	9788-29-9883	R-4	SINGLE-FAMILY
28	BIZIO S LLC	9788-39-0804	R-4	SINGLE-FAMILY
29	119 STINSON STREET LLC	9788-29-86424	R-4	SINGLE-FAMILY
30	BALDWIN SCOTT GROUP LLC	9788-29-8391	R-4	SINGLE-FAMILY
31	COMMUNITY HOUSING ALTERNATIVES INC	9788-29-9122	R-4	SINGLE-FAMILY

## DRAWING LECEND

<u>DRAWING LEGEND</u>				
SYMBOL	DESCRIPTION			
	1000' NOTIFICATION LINE			
	ZONING BOUNDARY			
	CHAPEL HILL TRANSIT ROUTE			
R-1	ZONING CLASSIFICATION			
	EXISTING FIRE HYDRANT			
BUS STOP	EXISTING BUS STOP			
	PROJECT SITE			



## **AREA MAP**



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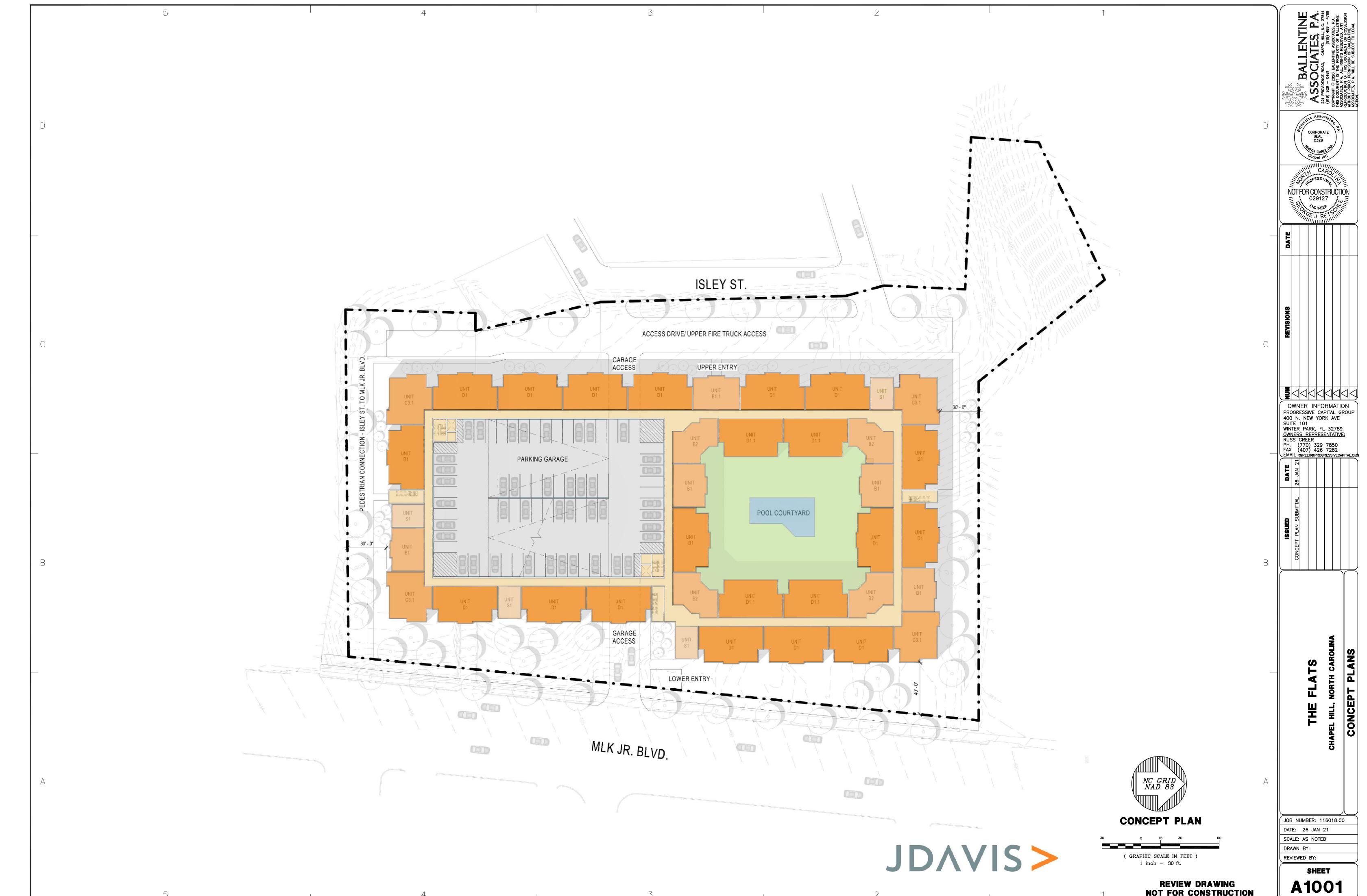
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029127

OWNER INFORMATION
PROGRESSIVE CAPITAL GROUP
400 N. NEW YORK AVE
SUITE 101
WINTER PARK, FL 32789
OWNERS REPRESENTATIVE:
RUSS GREER
PH. (770) 329 7850
FAX (407) 426 7282
EMAIL RGREER®PROGRESSIVECAPITAL.OR

JOB NUMBER: 116018.00 DATE: 26 JAN 21 SCALE: AS NOTED DRAWN BY: M.P.

REVIEWED BY: G.J.R. SHEET

**COOO1** 



REVIEW DRAWING NOT FOR CONSTRUCTION