

MEMORANDUM

TO: Chapel Hill Planning Commission

FROM: Gene Poveromo, Development Manager
Judy Johnson, Principal Planner

SUBJECT: Application for Special Use Permit, The Graduate, 105 Kenan Street
(Project No. 14-019)

DATE: September 2, 2014

PURPOSE

This memorandum describes the request for Special Use Permit for a proposed project, the Graduate, a multi-family development, at 105 Kenan Street. 80 dwelling units are proposed along with 138 parking spaces.

At the August 19 Planning Commission meeting, the Commission requested additional information from the applicant prior to making a recommendation to the Town Council as well as input from the Community Design Commission, Housing Advisory Board, and the Historic District Commission.

KEY ISSUES

At the August 19 Planning Commission meeting, several issues were identified by the Planning Commission. The Commission requested additional information regarding the following:

- Requested sections of building with context (showing nearby and adjacent properties);
- Applicant's willingness to increase the total number of bicycle parking spaces;
- Requested additional information on the refuse collection;
- Requested information on what standard is being used for the Energy Efficiency;
- Requested information on size of building within the building envelope;
- Requested additional information regarding building size if fewer affordable units were provided.

We understand the applicant will be providing additional information for your review either prior to the September 2 Planning Commission meeting or at the meeting.

RECOMMENDATION

The Planning Commission is required, as part of the Land Use Management Plan, to make recommendation to the Council on the proposed Special Use Permit application.

Staff Recommendation: That the Planning Commission recommend that the Council adopt Resolution A, approving the application with conditions.

ATTACHMENTS

1. Staff Memorandum
2. Resolutions A and B
3. Community Design Commission Recommendation
4. Housing Board Recommendation (to be forwarded under separate cover)
5. Applicant's materials

COMMUNITY DESIGN COMMISSION

To assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.

RECOMMENDATION THE GRADUATE, MULTI-FAMILY (PROJECT #14-019) SPECIAL USE PERMIT August 20, 2014

Recommendation: **Approved** **Approval with Conditions** **Denied**

Motion: Lucy Carol Davis moved and Polly van de Velde seconded to approve The Graduate with the following conditions: that the portions of the building east of the Franklin Hotel's east wall (inclusive of approximately half the south elevation facing the historic district, the east elevation facing Mallette Street, and approximately half the north elevation facing Franklin Street) be within the current zoning envelope. The portions of the building directly behind the Franklin Hotel may exceed the zoning envelope as presented.

Vote: 6 - 2

Ayes: Chris Berndt, Lucy Carol Davis, John Gualtieri, Jason Hart, Dixon Pitt, and Polly van de Velde

Nays: Susana Dancy and Laura Moore

Reason for Nay vote: That the building should meet the current zoning height along the full length of the south side adjacent to the historic district, but allow the building to exceed the zoning height on the other elevations

Key Considerations

1. Density was not a concern, but height and mass was. There was general consensus that the building should be stepped back more and show greater respect toward the historic district. The larger project massing on the east side was also a concern.
2. The mass of the building was overwhelmingly urban and not a good location for such a large building aside the historic district.
2. Shadows from the building cast on Franklin Street could change the street's character.

Prepared by: Jason Hart, Interim Chair, Community Design Commission
 Kay Pearlstein, Staff