

## **MEMORANDUM**

TO: Roger L. Stancil, Town Manager

FROM: J. B. Culpepper, Planning Director  
Gene Poveromo, Development Manager

SUBJECT: Concept Plan: Inter-Faith Council Community House Men's Shelter

DATE: October 19, 2009

### **PURPOSE**

The purpose of this memorandum is to allow the Council to consider a concept plan application from the Inter-Faith Council for the Community House Men's Shelter located at 1315 Martin Luther King Jr. Boulevard on the northwest corner of Martin Luther King Jr. Boulevard and Homestead Road. The application proposes to construct a two-story building, 16,000 square foot men's shelter.

Nothing stated by individual Council members this evening can be construed as an official position or commitment on the part of a Council member with respect to the position they may take when and if a formal application for development is subsequently submitted and comes before the Council for formal consideration.

In accordance with the Land Use Management Ordinance, there has been no staff review of this concept plan application. When the Town receives a formal application, a notice will be mailed to property owners within 1,000 feet of the site and staff will begin its formal review.

### **PROJECT DESCRIPTION**

The shelter proposal includes 50 beds, a dining room, offices, meeting rooms, and clinic space. Parking for 18 cars is also proposed. The applicant is proposing to lease a 1.6-acre area from the property owner, the State of North Carolina, for the site. The site is adjacent to the United Church of Chapel Hill on a portion of a former Duke Energy site. Vehicles are to enter the site from the driveway leading to the church from Martin Luther King Jr. Boulevard. The site is located in the Office Institutional-2 (OI-2) zoning district. The site is within the Chapel Hill Northern Area Subarea 4 identified in the Chapel Hill Northern Area Task Force Report and the Office Institutional-2 (OI-2) zoning district.

The Land Use Plan, a component of the Comprehensive Plan, identifies the site as mixed use with office emphasis.

## PROCESS

On June 8, 2009, the Council granted expedited processing for the proposed shelter Concept Plan and Special Use Permit application and directed the Town Manager to initiate a Land Use Management Ordinance Text Amendment increasing the residential occupancy for homeless shelters from 25 to 50.

The Community Design Commission reviewed the Concept Plan on June 17, 2009 (Summary Minutes are attached). The proposal before the Council is unchanged.

The Council has the opportunity tonight to hear this applicant's presentation, receive a set of comments from the Community Design Commission, hear public comments, and offer suggestions to the applicant for consideration as further plans are drawn.

The Town Council and Community Design Commission, in examining Concept Plan proposals, are to consider especially whether the proposed development is consistent with the Town's design guidelines and the goals and objectives of the Town's Comprehensive Plan.

## ATTACHMENTS

1. Concept Plan Review (p. 4).
2. Community Design Commission Summary Minutes (p. 7).
3. J. Walker Citizen Letter (p. 11).
4. Responses from C. Moran (p. 29).
5. Citizen Emails (p. 37).
6. Concept Plan Application (p. 93).
7. Northern Area Task Force Report (p. 108).
8. Land Use, Aerial, Area, and Zoning Maps (p. 113).