

CONCEPT PLAN APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788-17-8220;9788-17-8053;9788-17-9085 Date: Feb. 24, 2015

Section A: Project Information

Project Name: Amity Station
Property Address: 322 West Rosemary Street Zip Code: 27516
Existing Zoning District: TC2/R3
Project Description: Rezone to TC3c; A multi-story residential/Retail Apartment Building.
About 275,000 SF; 140 to 175 units; 1,200 to 1,500 SF of Retail; Improve Nunn Lane.

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

Applicant Information (to whom correspondence will be mailed)

Name: Philip Post- Philip Post & Associates, Inc.
Address: 401 Providence Road Suite 200
City: Chapel Hill State: NC Zip Code: 27514
Phone: 919-929-1173 Email: ppost@ppaengineering.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.

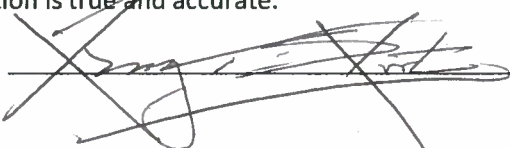
Signature:  Date: 2-24-2015

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Larry Short- Amity Station LLC
Address: Post Office Box 150
City: Chapel Hill State: NC Zip Code: 27514
Phone: 919-612-7814 Email: ltshort@email.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: 2-24-15



Section C: Project Information

| | | | |
|-----------------------------------|------------|-----------------------------|---------------|
| Project Size (acres) | 2.196 | Square feet | 95,675 |
| Floor Area (permitted) TC-3 | 382,700 SF | Proposal | 275,000 SF |
| Proposed number of dwelling units | 140 to 175 | Units per Acre | 63.7 to 79.7 |
| Existing Impervious Surface | 69,575 SF | Proposed Impervious Surface | 83,700 (appx) |

Please indicate which organization should receive this application for review

- Community Design Commission
 Historic District Commission
 Town Council

Section D: Submittal Requirements

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 Department (Planning) at (919)968-2728 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

- | | | | |
|---|---|----------------|--------|
| X | Application fee (refer to fee schedule) | Amount Paid \$ | 360.00 |
| X | Pre-Application meeting – with appropriate staff | | |
| X | Digital Files - provide digital files of all plans and documents | | |
| X | Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool) | | |
| X | Mailing fee for above mailing list | Amount Paid \$ | 451.22 |
| X | Application Cover Sheet (8 copies) (on top of application) | | |
| X | Statement of Compliance with Design Guidelines (8 copies) | | |
| X | Statement of Compliance with Comprehensive Plan (8 copies) | | |
| X | Digital Photographs of site and surrounding properties (8 copies) | | |
| X | Developer's Program: A brief written statement of the development program, including developer's goals and objectives. The development program should be based on the constraints of the site as identified by the site analysis and include marketing objective of the developer. This preliminary development program will help evaluate the conceptual plan for the site, while also determining traffic impact and demand on community facilities and infrastructure. | | |
| X | Reduced Site Plan Set (reduced to 8.5"x11") | | |



Plan Sets (10 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
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetland Boundaries, where applicable

Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, and 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, vehicle parking areas, bicycle parking, handicapped parking, street names
- f) 1,000 foot 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) Existing topography at minimum 2-foot intervals and finished grade
- f) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Plan

- a) General location of proposed structures
- b) Parking areas
- c) Open spaces and landscaped areas
- d) Conceptual recreation areas
- e) Conceptual building masses
- f) Conceptual utility locations (optional)
- g) Conceptual grading plan (optional)

February 23, 2015



Amity Station
322 West Rosemary Street
Developers Program
and
Statement of Compliance

This document is intended to present the developer's program and statement of compliance for the Concept Plan review of Amity Station.

1) Developers Program

A) The Site:

Consists of a 2.196 AC (95,675 SF) rectangular tract which currently houses Breadmen's Restaurant and parking lot and Amity Apartments and related parking. The site is bounded on the south with 232 feet of frontage on Rosemary Street; on the east with 320 feet of frontage on Andrews Lane, on the north by three (3) parcels in the Northside Neighborhood, and on the west with 265 feet adjoining Nunn Lane and the UNC Surface Parking Lot and 105 feet adjoining two (2) private parcels (one vacant; one with a dwelling) along the Nunn Lane public sidewalk easement.

Existing buildings and paving on the site will be demolished.

The site is zoned TC-2 and R-3; and is within CD-1, the Northside Neighborhood Conservation District.

B) Proposed Development:

Applicant proposes that the entire site be rezoned to TC-3.

The proposed development is characterized by its compliance with the public street and public alley requirements of the "Downtown Rosemary Imagined" plan:

- 1) Rosemary Streetscape (Sidewalks, plantings, lighting, etc.) will be provided, as well as an additional 17' to 24' of public area adjacent to Rosemary Street.
- 2) Andrews Lane will be fully extended, paved and widened to 26' for pedestrians and bicycles and vehicles.

- 3) Nunn Lane will be fully extended, paved and widened to 26' for pedestrians and bicycles and emergency vehicles. Street lighting and landscaping will be added.
- 4) "Short Street": The "Downtown Rosemary Imagined" plan calls for future the extension of Short Street to provide an east/west public street connector from Church Street to Mitchell Lane in order to serve pedestrians, vehicles and to serve as a demark between "downtown" and "Northside". The proposed plan for Amity Station will dedicate a 30' to 34' corridor with a 26' wide pedestrian, bicycle and vehicle "Short Street" travelway.
- 5) After the dedication of the above pedestrian and vehicle travelways, as envisioned by "Downtown Rosemary Imagined Plan", the remaining site is proposed as a mixed use residential/retail multi-story building.

The anticipated building and site parameters are:

- One (1) ground floor of retail, rental office, parking and recreation amenities for the tenants along Andrews Lane/Rosemary Street. We are also discussing with Northside community leaders the possibility of providing some areas for defined civic neighborhood activities within the new development.
- Nine (9) floors of residential apartments consisting of 140 to 175 units and 400 to 500 bedrooms.
- Parking will consist of about 8 to 12 spaces for retail uses and about 325 to 350 spaces for residential parking.
- Recreation amenities will include an outdoor pool, an indoor fitness center and a multi-use plaza, totaling about 11,500 SF.
- Energy and resource conservation will consist of rainwater harvesting and re-use, possible solar energy collectors on the roof; and state-of-the-art, energy-saving lighting and HVAC Systems.
- Stormwater facilities will consist of water re-use, pervious paving and, as necessary, underground detention and filtering BMP's to meet 2015 Town and Jordan Lake Standards.
- All related services such as recycling, refuse compacting, sprinklers, underground utilities, buffer plantings, streetscape amenities, bus stop and the like, will conform to the latest Town Standards.

- Affordable housing will be addressed with a payment-in-lieu to the Town’s Affordable Housing Fund.
- Bicycle parking will consist of 200 covered, secured bike spaces that are strategically located near entrances.
- The westbound bus stop on the Rosemary Street bus line will be improved.
- The relationship between Amity Station and the Northside Neighborhood will be improved as described more fully below.

2) 2020 Plan

The Town of Chapel Hill 2020 Comprehensive Plan (6/25/12) sets forth the following considerations and opportunities for Downtown, which apply specifically to the Amity Station Project:

- Downtown could primarily support 4-6 stories with some 8-12 story buildings on Franklin and Rosemary Streets.
- Needs include new retail, office, housing and civic facilities.
- Improve the zoning/development review process for downtown.
- Key issues are traffic congestion, streetscapes, pedestrian and bicycle access, safety and parking.
- Parking continues to be important.
- Downtown contains opportunity areas for new development as identified in the Draft Downtown Development Framework and Action Plan (2010).
- Connections to downtown, improved circulation and new amenities to support a vibrant economy downtown will require focused attention.
- “Compact, Connected, Anchored and Green” improvements.
- New pedestrian and vehicle connections to improve walkability.
- Infill with transit and redevelopment opportunities.

- Infill underutilized sites.

Amity Station will provide the type of sustainable, green, compact infill that truly enhances improved circulation and connectivity.

Amity Station will have adequate bicycle and vehicle parking and will provide a bus stop.

Amity Station will be ten (10) stories at the middle of the development site with cascading elevations to 3 and 4 stories on Rosemary Street and against the new 30' + demark buffer bordering the Northside Neighborhood. Amity will offer retail, housing and possible defined civic facilities.

Amenities such as improved lighting, paving of gravel streets, widening, travelways for fire trucks, providing wider, safer pedestrian routes will set a new course to anchor the implementation of the "Downtown Rosemary Imagined" Plan.

Amity Station will provide about 1,200 to 1,500 SF of retail and office uses along Rosemary and Andrews Lane which will "activate" these travelways on a 24/7 basis when combined with the approximately 400 new Downtown residents living in Amity Station. Additionally, the popular Nunn Lane passageway will be widened and become a well-lit, safe and attractive passageway/connection from the Northside community to all downtown activities on both Rosemary Street and Franklin Street.

A) Affordable Housing/Northside/Civic Uses

Amity Station will be a downtown residential rental apartment project with space for retail, office and possible civic uses. The residential space will be equivalent to approximately 100 4-bedroom rental houses.

The applicant believes that this project will reduce the pressure of student rentals on the Northside Neighborhood and will help return Northside rental and owner-occupied houses to more affordable, well maintained family-oriented dwellings.

In addition, in order to directly contribute its fair share to affordable rental housing needs in Chapel Hill, Amity Station will make a payment-in-lieu contribution to the Town's Affordable House Fund.

B) Northside

Nunn Lane is a vital link between Northside and Downtown.

Today, Nunn Lane is poorly lighted, is narrow, has uneven pavement and is confined with vegetation and fencing. It is not a welcoming travelway and is considered unsafe. Amity Station will widen, streetlight and pave the frontage on Nunn Lane for pedestrians, bicycles and emergency vehicles.

3) Downtown Imagined

The “Downtown Imagined” Plan, draft dated October 27, 2014, sets forth important goals that coincide with many attributes of Amity Station:

- “Identify sites for multifamily housing” (Page 6)
- “Study retail business needed in downtown” (Page 8)
- “rezone sites for commercial, retail, office,..... if necessary” (Page 9)
- “Improve connection..... between downtown and surrounding areas” (Page 10)
- “develop well lit safe greenway/bike path on Nunn Lane” (Page 13)
- “develop zoning regulations for appropriate height, density and uses....” (Page 14)
- “....build parking to meet demand....not through surface lots” (Page 15)
- “Address right-of-way issues....” (Page 16)
- “develop a stormwater management plan” (Page 16)
- “....ensure proposals are in keeping with Northside Neighborhood” by increasing buffers with the downtown development proposals. (Page 18)
- “Encourage the redevelopment of projects....” (Page 21)
- “Include green spaces.... gathering spaces” (Page 22)

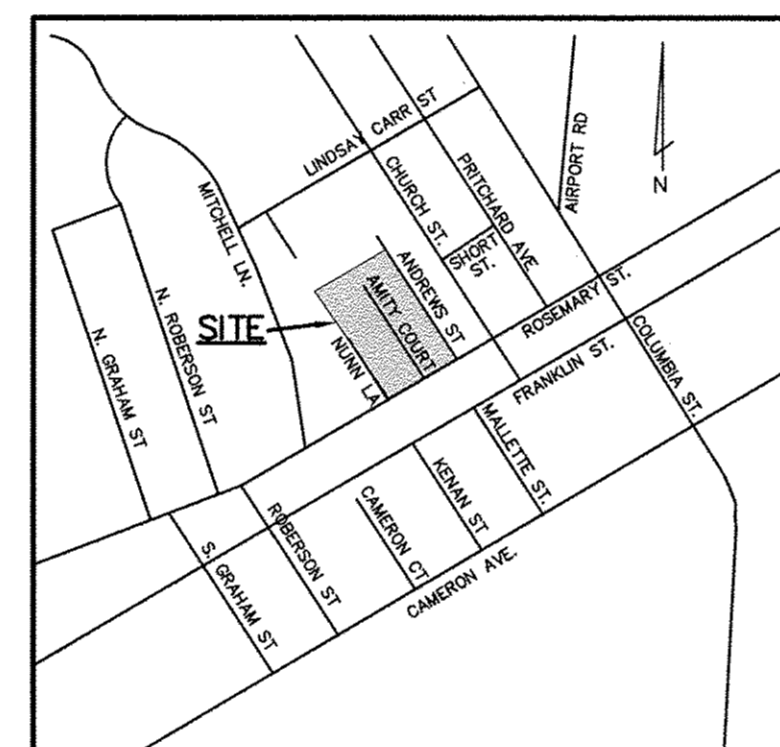
Amity Station will do its part to further the above important goals of the Downtown Imagined Plan. The applicant looks forward to describing and detailing in our SUP application exactly how Amity Station will contribute to and blend with the fabric of Downtown and how Amity will connect with and activate the Northside Neighborhood.

AMITY STATION

CONCEPT PLAN FOR SPECIAL USE PERMIT AND REZONING 322 WEST ROSEMARY STREET CHAPEL HILL NORTH CAROLINA

DRAWING INDEX

| SHEET NUMBER | TITLE |
|--------------|--|
| C-1 | COVER |
| C-2 | AREA MAP - NORTH |
| C-3 | AREA MAP - SOUTH |
| C-4 | EXISTING CONDITIONS |
| A-1 | BUILDING PERSPECTIVE / ARCHITECTURAL SITE PLAN |
| A-2 | BUILDING ENVELOPE PLAN |



VICINITY MAP
NOT TO SCALE

LAND USE INTENSITY

ITEM

| | |
|---|-----------------------------|
| 1. GROSS LAND AREA | 2.196 ACRES; 95,675 S.F. |
| 2. TOTAL MAXIMUM FLOOR AREA ALLOWED (TC-3) / PROPOSED | 382,700 S.F. / 275,000 S.F. |
| 3. RESIDENTIAL UNITS - PROPOSED | 140 TO 175 UNITS |
| 4. NUMBER OF BEDROOMS - PROPOSED | 425 TO 450 BEDROOMS |
| 5. RECREATION SPACE - PROPOSED / REQUIRED | 11,500 S.F. / 11,481 S.F. |
| 6. VEHICULAR PARKING SPACES - PROPOSED | 350 SPACES |
| 7. MIN. # / MAX. # OF PARKING SPACES (PER LUMO) | 270 TO 345 SPACES |
| 8. PROPOSED VEHICULAR SPACES: SURFACE / UNDER BLDG. | 0 / 350 SPACES |
| 9. BICYCLE PARKING SPACES - PROPOSED | 200 SPACES |
| 10. MIN. # OF BIKE SPACES (PER LUMO) | 100 SPACES |
| 11. EXISTING / PROPOSED IMPERVIOUS SURFACE | 69,575 S.F. / 83,700 S.F. |
| 12. RETAIL FLOOR AREA PROPOSED | 1,200 TO 1,500 S.F. |

NOTES:

1. THE PURPOSE OF THIS SPECIAL USE PERMIT IS TO: BUILD A MULTI-STORY RESIDENTIAL / RETAIL BUILDING WITH 140 TO 175 RESIDENTIAL UNITS; 1,200 TO 1,500 S.F. RETAIL FLOOR AREA AND APPROXIMATELY 350 UNDER BUILDING PARKING SPACES AND 200 COVERED BICYCLE SPACES
2. THE TRACTS ARE PROPOSED TO BE REZONED FROM TC-2/R-3 TO TC-3. THE TRACTS ARE WITHIN CD-1, THE NORTHSIDE NEIGHBORHOOD CONSERVATION DISTRICT.
3. THE PIN NUMBERS FOR AMITY STATION ARE : 9788-17-8220, 9788-17-8053, AND 9788-17-9085.

CIVIL ENGINEER

PHILIP POST & ASSOCIATES
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CHAPEL HILL, NC 27514
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EMAIL: PPOST@PPAENGINEERING.COM

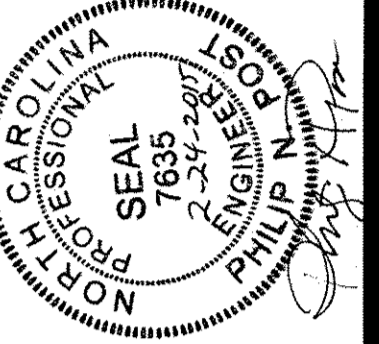
ARCHITECT

MHA WORKS
501 WASHINGTON STREET, SUITE G
DURHAM, NC 27701
TEL. 919-682-2870
EMAIL: JMARTINSON@Mhaworks.COM

PROPERTY OWNER & APPLICANT

AMITY STATION, LLC
C/O MR. LARRY SHORT
P.O. BOX 150
CHAPEL HILL, NC 27514
TEL: 919-612-7814
EMAIL: LTSHORT@EMAIL.COM

ENGINEERS
PLANNERS
SURVEYORS
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&
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Firm License C-0347



COVER SHEET

AMITY STATION
CONCEPT PLAN

ORANGE COUNTY, N.C.

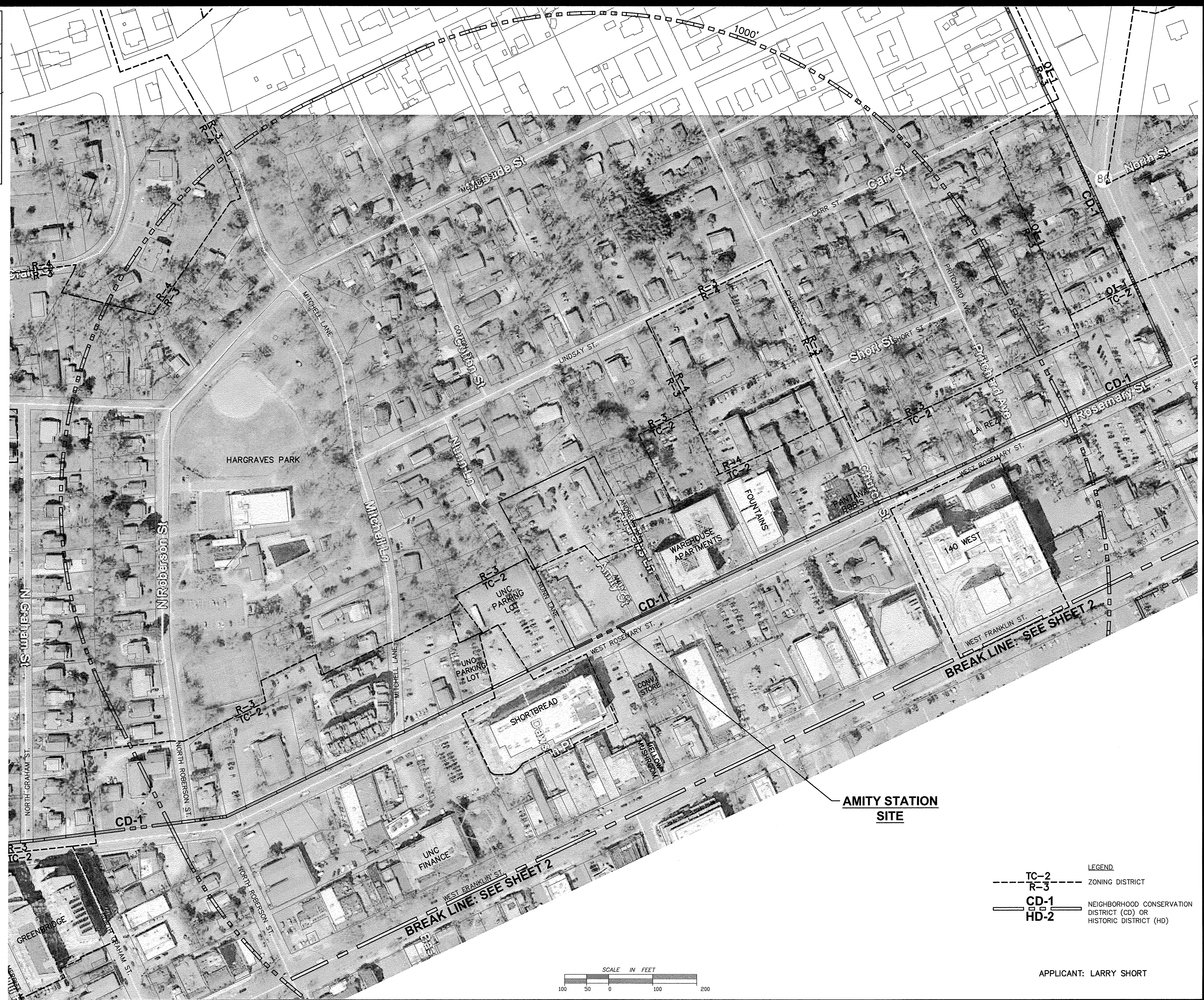
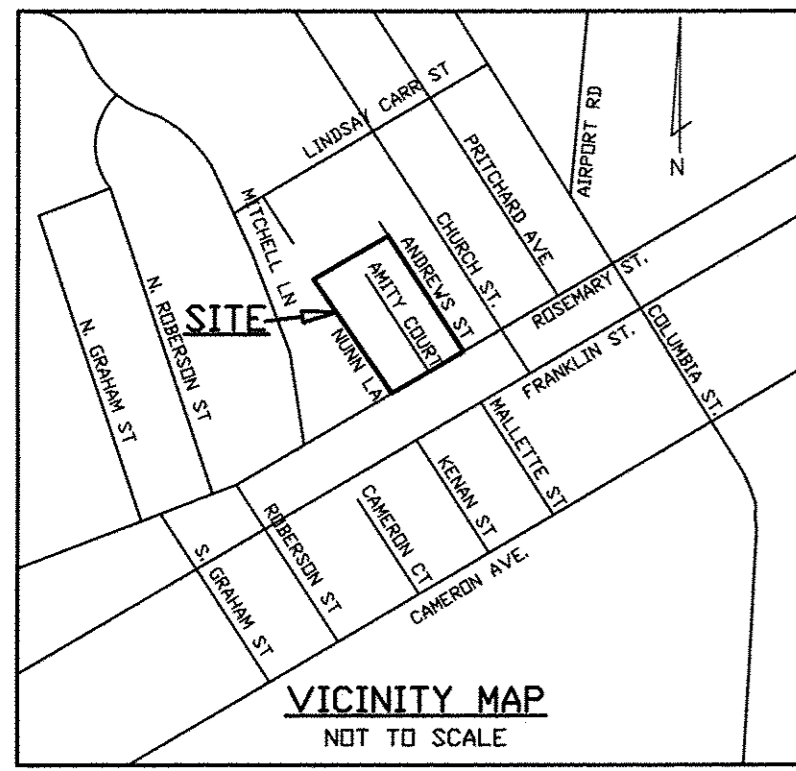
TOWN OF CHAPEL HILL

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DATE: 2/9/2015
PROJECT NO.: 470101
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REVISIONS

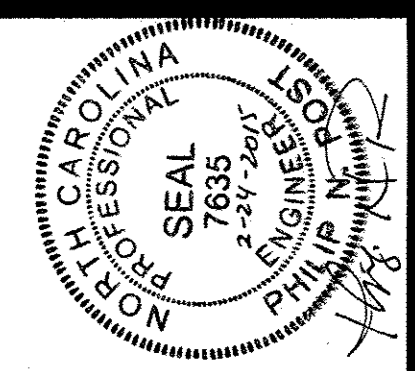
SHEET 1

OF 6



ENGINEERS
SURVEYORS
PHILIP
POST
&
ASSOCIATES

PHILIP
POST
&
ASSOCIATES



AREA MAP (NORTH)
AMITY STATION
CONCEPT PLAN
TOWN OF CHAPEL HILL
ORANGE COUNTY, NC

SCALE 1"=100'
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DATE 2/09/2015
PROJECT NO. 8404NM02
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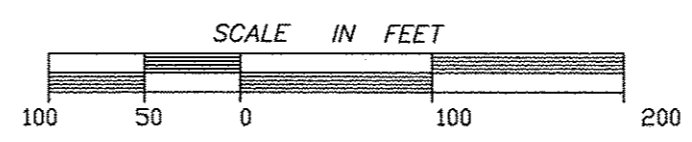
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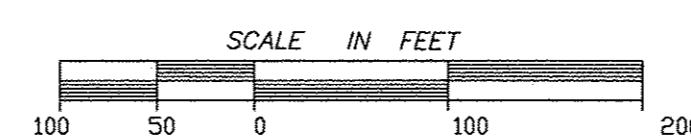
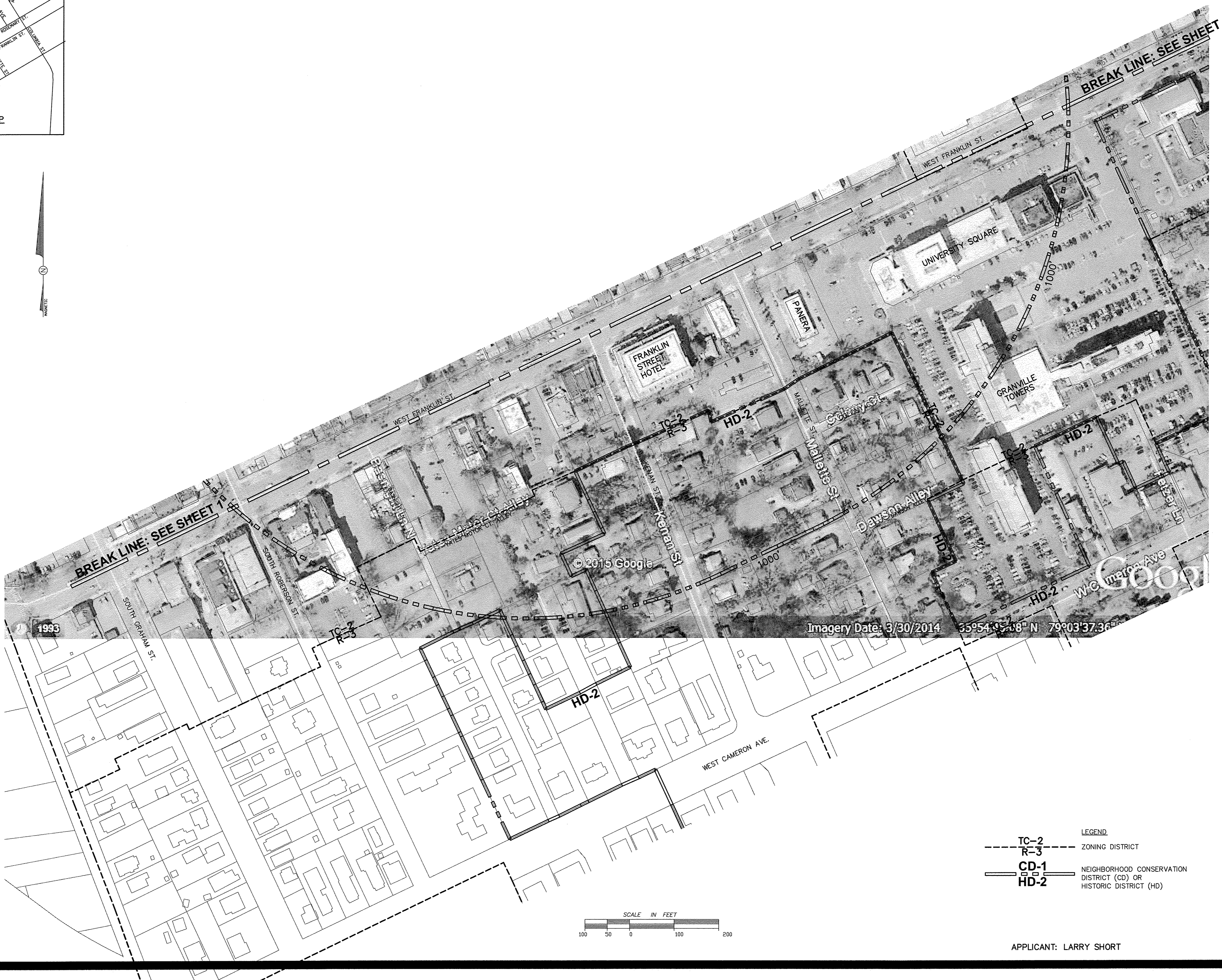
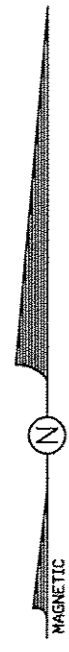
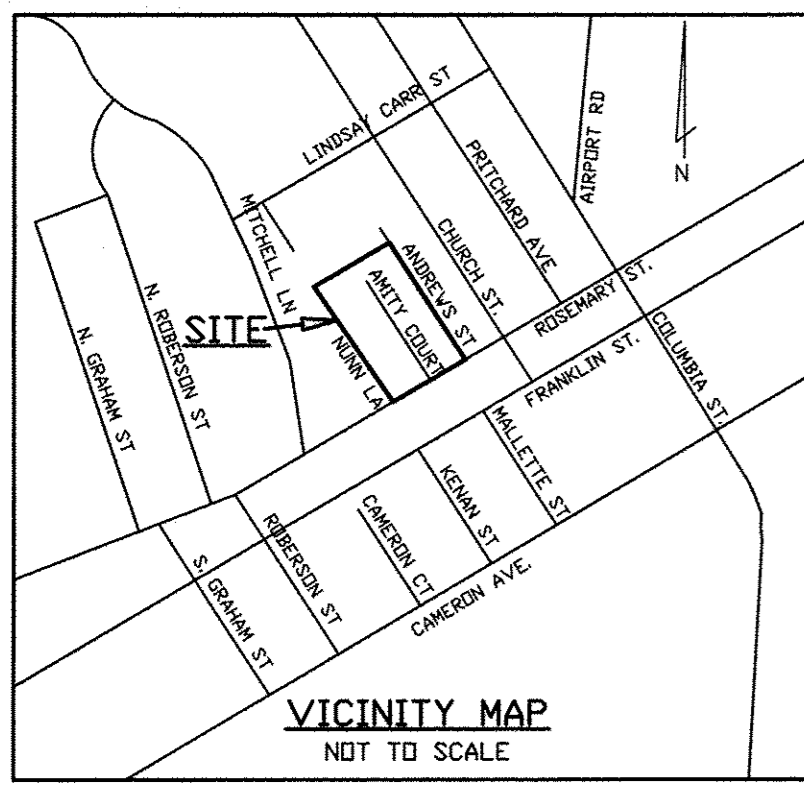
SHEET 2
OF 6

LEGEND

| | |
|----------|---|
| --- TC-2 | --- ZONING DISTRICT |
| --- R-3 | |
| --- CD-1 | --- NEIGHBORHOOD CONSERVATION DISTRICT (CD) OR HISTORIC DISTRICT (HD) |
| --- HD-2 | |

APPLICANT: LARRY SHORT





LEGEND

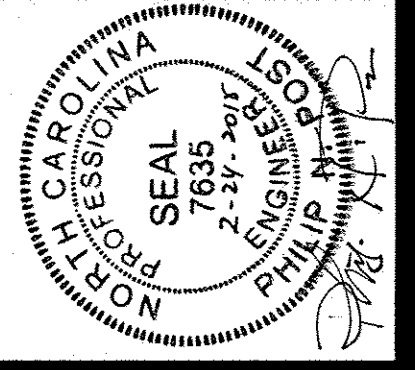
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|---------------------|--|
| --- TC-2 R-3 --- | ZONING DISTRICT |
| ==== CD-1 | NEIGHBORHOOD CONSERVATION DISTRICT (CD) OR |
| ==== HD-2 | HISTORIC DISTRICT (HD) |

APPLICANT: LARRY SHORT

ENGINEERS
PLANNERS
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PHILIP
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AREA MAP (SOUTH)

AMITY STATION
CONCEPT PLAN

ORANGE COUNTY, NC

TOWN OF CHAPEL HILL

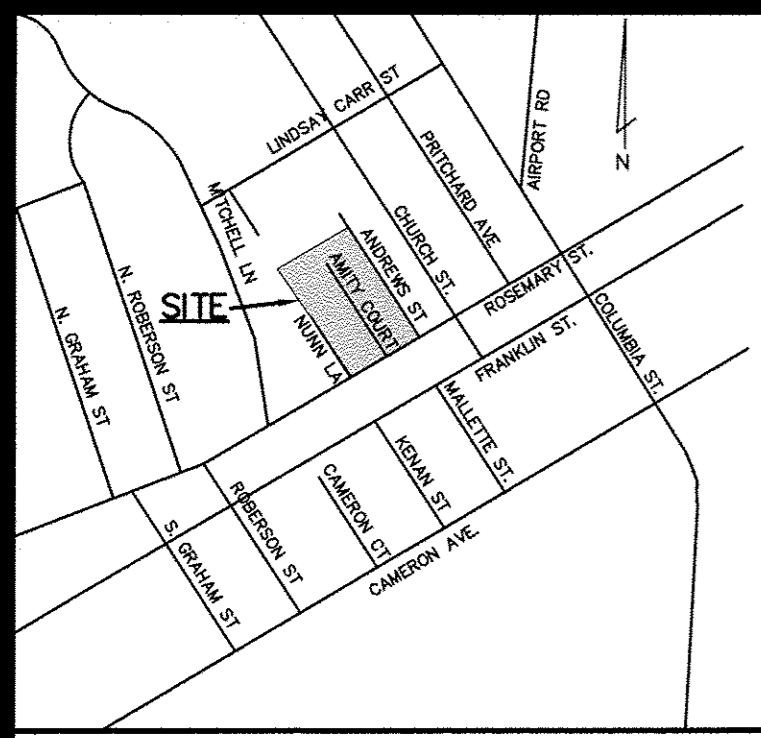
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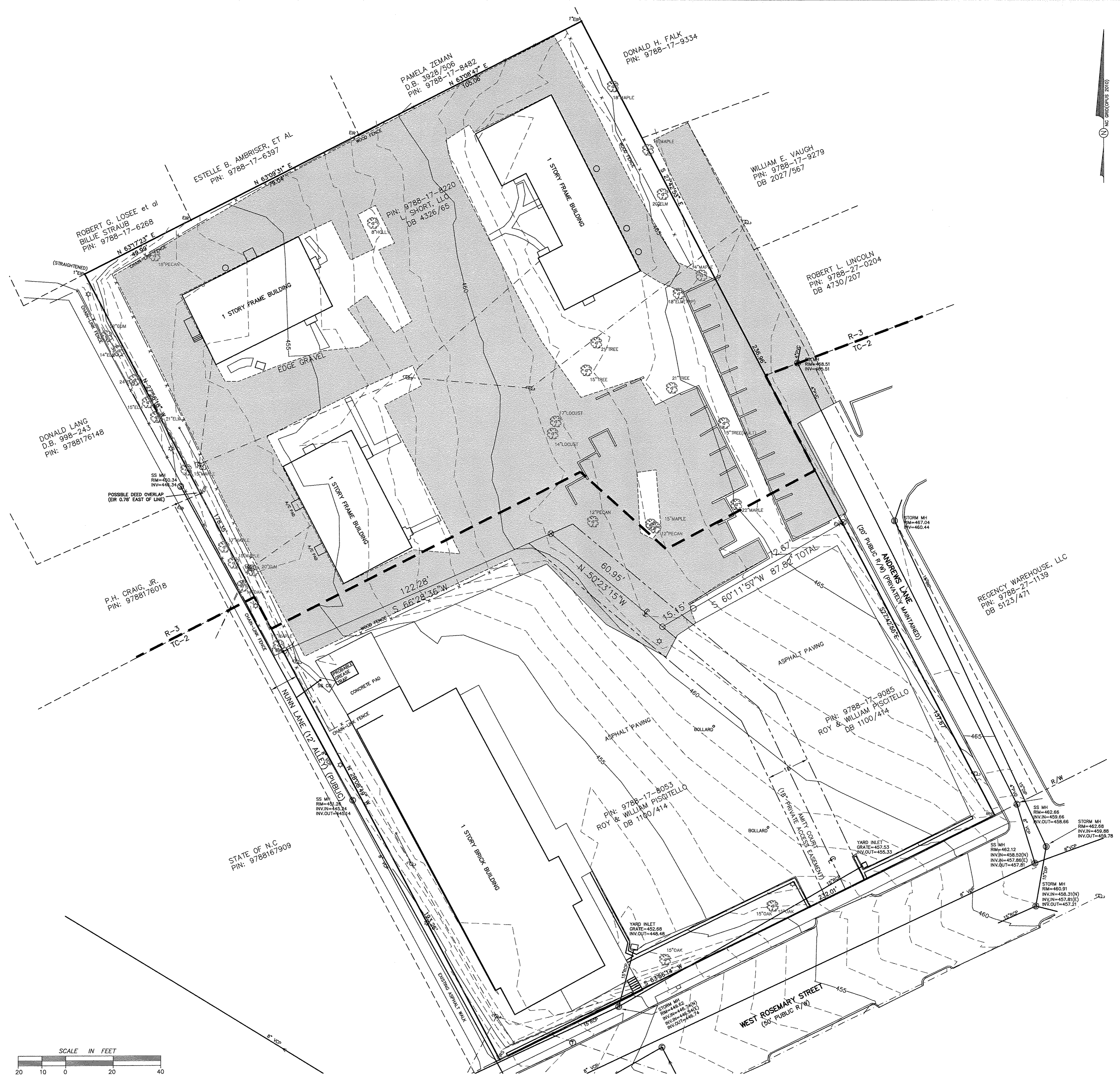
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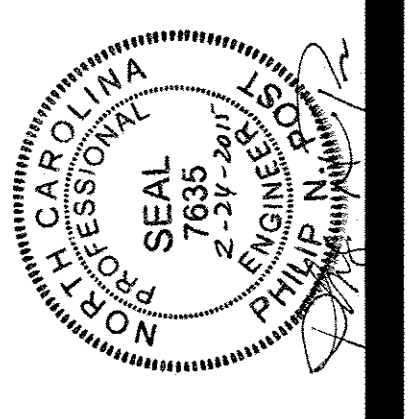
SHEET 3
OF 6



VICINITY MAP
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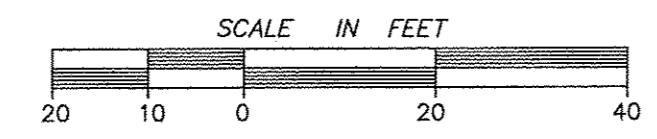
EXISTING CONDITIONS
AMITY STATION
CONCEPT PLAN
TOWN OF CHAPEL HILL
ORANGE COUNTY, N.C.

SCALE 1" = 20'
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DATE: 2/9/2015
PROJECT NO. 470101
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SHEET 4
OF 6

- LEGEND
- 21" TREE EXISTING TREE TO REMAIN
 - 460 EXISTING 1-FOOT CONTOUR
 - EXISTING GRAVEL SURFACING
 - EXISTING OVERHEAD POWER LINE
 - EXISTING FENCE

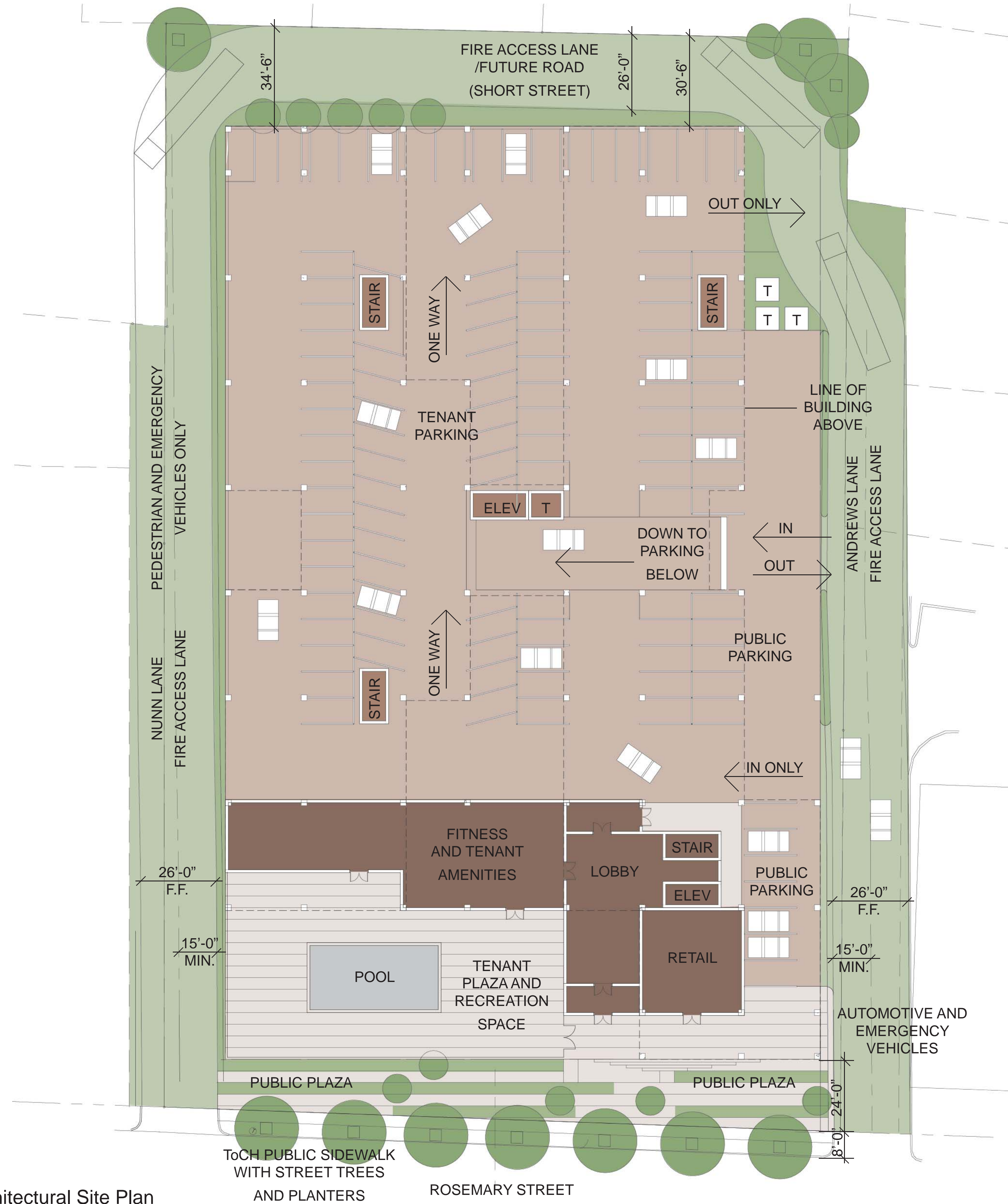




Conceptual Building Perspective

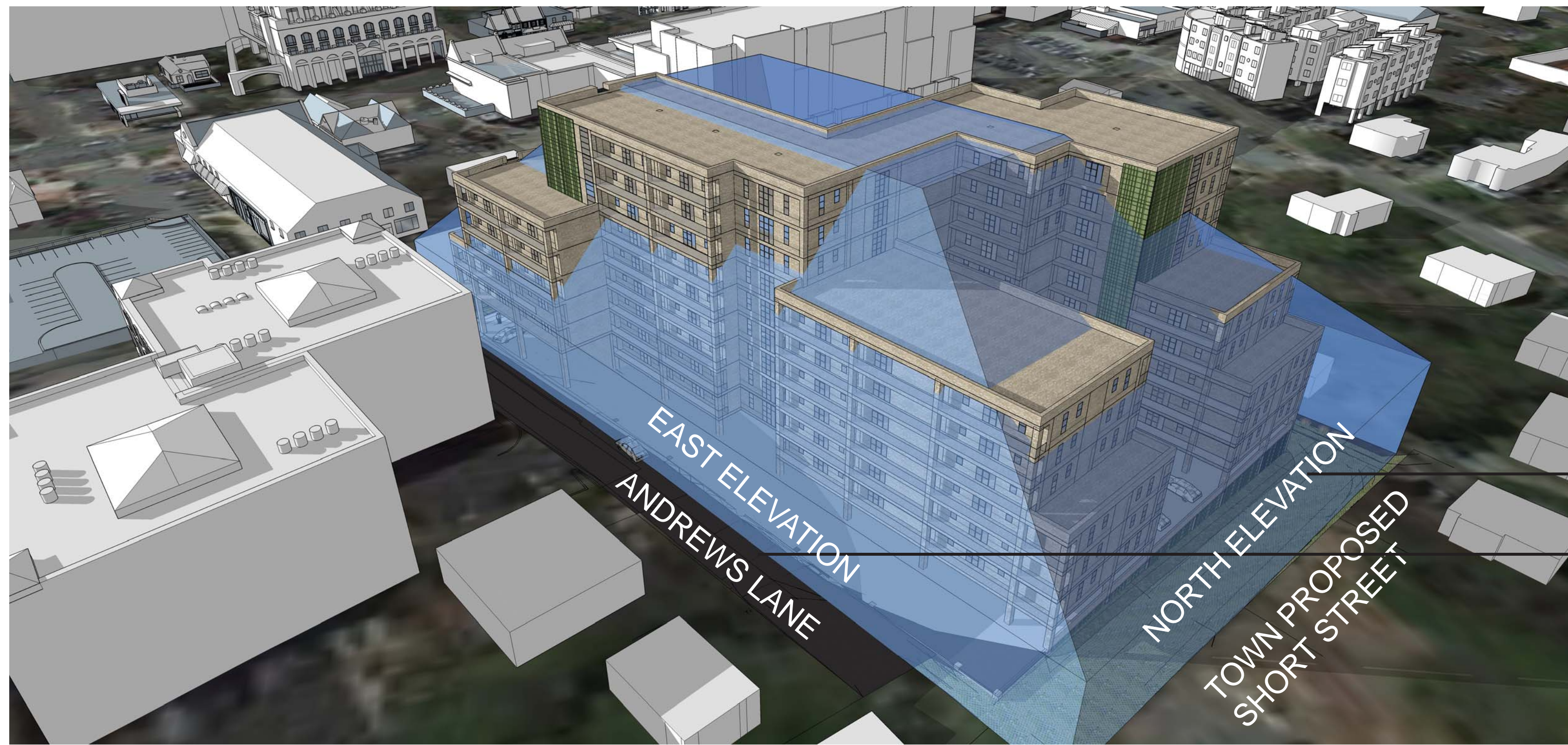


Conceptual Building Perspective



Architectural Site Plan





EXISTING TC-3 ZONING PARAMETERS (ALLOWABLE BUILDING AREA) CONCEPTUAL BUILDING AREA DIAGRAM

FIRE ACCESS LANE W/ SETBACK FROM PROPERTY LINE
 ANDREWS LANE - AUTOMOBILE ACCESS FROM ROSEMARY STREET AND FIRE LANE

NORTH and EAST
 Max Building Height (Primary) 44'
 Max Building Height (Secondary) 120'
 Solar Setback Angle (North) 1:1.7
 Solar Setback Angle (East) 1:1
 Building Setback from Property Line (North) 30'-34'
 Building Setback from Property Line (East) 5'

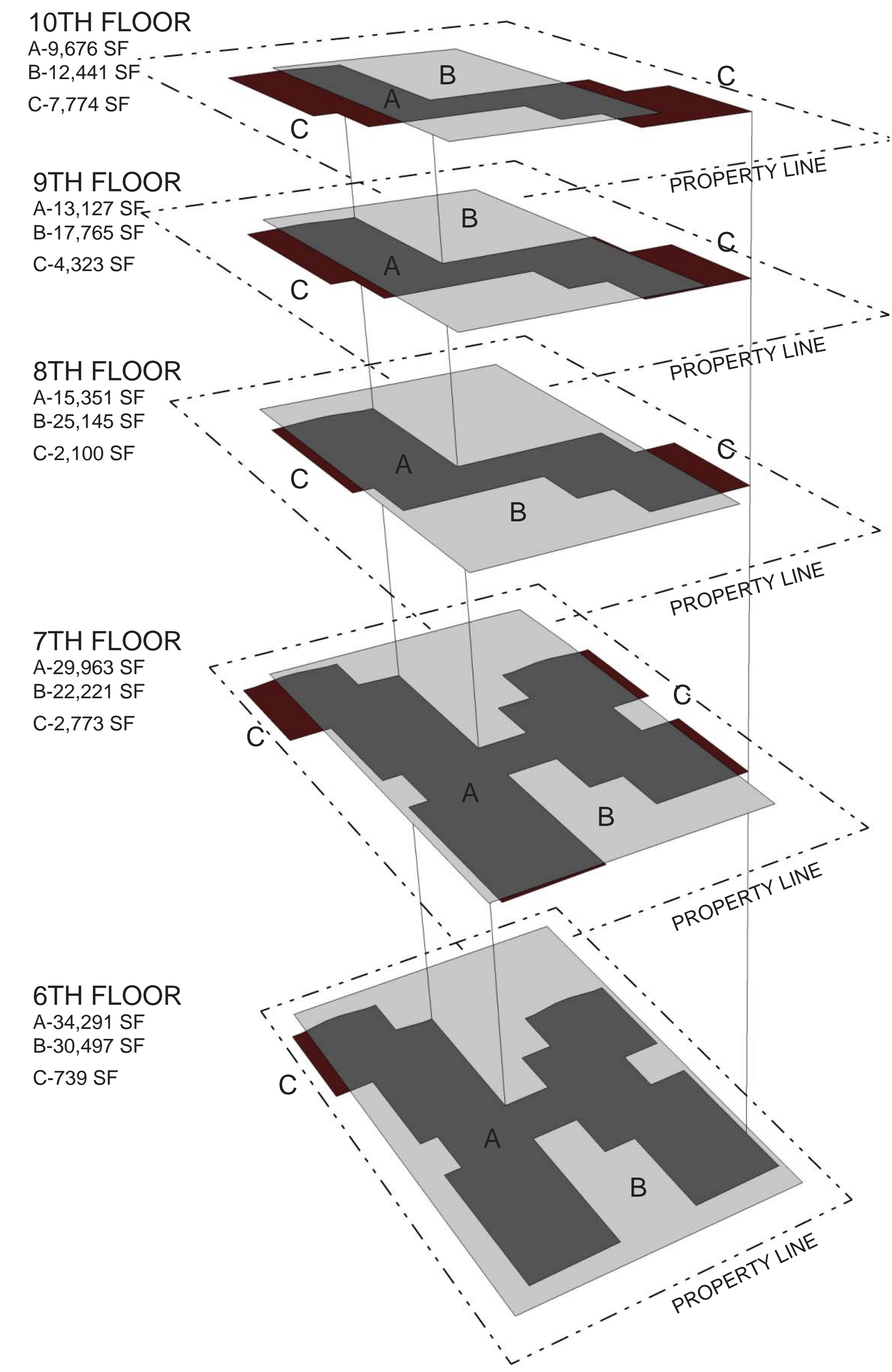


EXISTING 4-5 STORY BUILDING

PUBLIC PLAZA W/ SETBACK FROM PROPERTY LINE
 NUNN LANE PRIMARY PEDESTRIAN PATHWAY AND FIRE LANE

POTENTIAL BUS STOP RELOCATION

SOUTH and WEST
 Max Building Height (Primary) 44'
 Max Building Height (Secondary) 120'
 Solar Setback Angle (South) 1:1
 Solar Setback Angle (West) 1:1
 Building Setback from Property Line (South) 17'-24'
 Building Setback from Property Line (West) 20'



■ A-PROPOSED BUILDING FLOOR AREA
 ■ B-POTENTIAL BUILDING FLOOR AREA (OPEN SPACE)
 ■ C-BUILDING FLOOR AREA OUTSIDE OF ENVELOPE

*FLOORS 1-5 ARE WITHIN THE BUILDING ENVELOPE.



Amity Station
February 24, 2015



**Amity Station
February 24, 2015**



**Amity Station
February 24, 2015**



**Amity Station
February 24, 2015**



**Amity Station
February 24, 2015**



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February 24, 2015**



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