

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): 9880-95-8174 Date: 2-16-2015

Section A: Project Information

Project Name: CECILE VILLAGE FAMILY FARE
Property Address: 613 WEAVER DAIRY ROAD Zip Code: 27514
Existing Zoning District: NC
Project Description: BUILDING REMODEL WITH SITE CHANGES TO
PARKING CANOPY, AND ASSOCIATED PLANTINGS

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

Applicant Information (to whom correspondence will be mailed)

Name: The LEDOS GROUP PA
Address: 505 E. DAVIS STREET
City: BURLINGTON State: NORTH CAROLINA Zip Code: 27215
Phone: 336 227 8724 Email: chuffine0810@gmail.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: Charles J. Huff Date: 2-20-15

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: M M FOWLER, INC.
Address: 4220 NEED ROAD
City: DURHAM State: NORTH CAROLINA Zip Code: 27705
Phone: 919 309 2927 Email: mbarnes@familyfarestores.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: M M Barnes Date: 2-20-15
PRESIDENT



**CONCEPT PLAN APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

Section C: Project Information

Project Size (acres)	0.68	Square feet	2,400 sf.
Floor Area (permitted)	2,400 sf.	Proposal	NO CHANGE
Proposed number of dwelling units	N/A	Units per Acre	N/A
Existing Impervious Surface	19,930 sf.	Proposed Impervious Surface	18,320 sf.

Please indicate which organization should receive this application for review Planning and...

- 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.

- Application fee** (refer to fee schedule) Amount Paid \$ 360-
- Pre-Application meeting** – with appropriate staff
- Digital Files** - provide digital files of all plans and documents
- Mailing list of owners of property within 1,000 feet perimeter of subject property** (see GIS notification tool)
- Mailing fee for above mailing list** Amount Paid \$ 54-
- Application Cover Sheet** (8 copies) (on top of application)
- Statement of Compliance with Design Guidelines** (8 copies)
- Statement of Compliance with Comprehensive Plan** (8 copies)
- Digital Photographs of site and surrounding properties** (8 copies)
- 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.
- Reduced Site Plan Set (reduced to 8.5"x11")**



**CONCEPT PLAN APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

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)

FAMILY FARE CONVENIENCE STORE

Concept Plan

Developer's Program

Project Location:

618 Weaver Dairy Road, Chapel Hill, North Carolina

PIN: 9880-95-8174

Family Fare Convenience Stores provide quality products to customers on the go throughout North Carolina. Family Fare is headquartered in Durham North Carolina and has locations in Benson, Durham, Greensboro, Winston-Salem, Fayetteville, Burlington, Raleigh, Chapel Hill, High Point, Hillsborough, New Bern, Newton Grove, Elizabeth City, Dunn, Weldon, Williamston, Wilmington, Shallotte, Butner, Graham, Reidsville, Garner, Jamestown, Knightdale, and Creedmoor.

Overview:

M.M. Fowler, Inc., owner of the Family Fare Convenience Stores including this site located at 618 Weaver Dairy Road wishes to remodel the existing 2,400 sf. store building, update exterior amenities and improve fueling positions. Associated with the proposed remodel are proposed site updates and improvements to the site such as access from Sunrise Road, sidewalk construction, canopy and parking lot improvements, updated dispensers, landscaping, outdoor patio, and waste and HVAC enclosures. The owner proposes to accomplish this remodel with no increase in building size and a reduction in impervious surface.

Adjacent Land Uses:

Surrounding areas consist of residential, education / institutional and commercial / retail areas.

Existing Conditions:

The facility is currently a Family Fare convenience store with fuel sales.

Proposed Development:

The development proposed remains a Family Fare Convenience Store with fuel sale while improving and updating existing conditions, remodeling the store building, improving site circulation and providing additional amenities for customers.

Target Market:

Customers from the surrounding area using Sunrise and Weaver Dairy Roads.

Traffic Patterns:

Site access is from Sunrise Road and Weaver Dairy Road. Internal circulation improvement is expected due to the change in dispenser configuration. The access point to Sunrise Road will be improved. No change is proposed to the access point to Weaver Dairy Road.

Amenities Proposed:

In addition to the improvement to existing facility features, an improved outdoor patio area is proposed along with updated dispenser points of sale, improved site conditions, and improved plantings, all accomplished with a decrease in impervious surface.

Protection of Adjoiners and Environs:

Updated infrastructure, improved buffer plantings, sidewalk improvements, reduced impervious surface, better waste handling facilities, updated building systems and adherence to new codes and building requirements offer improvements for users, adjoiners and the environment.

Summary:

The site is located in an area where residential, commercial and institutional areas merge and functions to help meet the needs of individuals from all three community areas.

The site is accessed from both Sunrise and Weaver Dairy Roads.

The facility is an existing fixture in the area and will continue to benefit those individuals from surrounding neighborhoods. It also and meets a much-needed demand that exists in the Chapel Hill area.

FAMILY FARE CONVENIENCE STORE

Concept Plan

Statement of Compliance with Design Guidelines

2-24-2015

Project Location:

618 Weaver Dairy Road, Chapel Hill, North Carolina

PIN: 9880-95-8174

The Town of Chapel Hill has developed design guidelines that serve to communicate what is expected of 'good design'. Their purpose is 'to assure that new designs remain in continuity with the town's existing design "successes," and at the same time inspire exciting and creative additions to the community's blend of distinctive buildings from many eras.' The following Statement of Compliance identifies areas where these principals are integral in the proposed plans for the proposed Family Fare Project.

SITE DESIGN:

The proposed site will vary only slightly from its current configuration with regards to placement and massing. The access at Sunrise Road will move slightly north and west from its existing location. The building size as it relates to floor area will remain unchanged. The massive roof over the existing store building will be reduced to a more conventional scale. Exterior facades will be updated and provide an interesting visual bond between the fueling positions and other integral site features. Fuel dispensers will be rotated to create better customer traffic flow with canopy height similar to the existing condition and designed to fit inside the Town height requirements.

GRADING:

No significant change in site grading is proposed for this project.

SITING OF BUILDINGS:

No significant change to the placement of site development elements is proposed. The store building location will remain unchanged. Waste and recycle collection areas and fueling locations will also remain in the same relative location. The canopy over fueling positions will increase in length, be of similar width and height and fueling positions will rotate to accommodate the proposed traffic pattern.

STREETS, PARKING AND CIRCULATION:

Emphasis on ease of use, egress and customer experience is placed on the traffic patterns proposed for this site. Additionally, the access point at Sunrise Road will be moved north and west slightly to better address driver concerns as they approach the site from the north. Parking for both bicycles and automobiles will be similar to that

which exists. Vendor and delivery vehicles are better accommodated for in the placement of fill ports for underground fuel storage tanks as well as drive lane placement and increased pavement sections for longevity.

STORMWATER MANAGEMENT:

A reduction in impervious surface is proposed. Additionally, improvements to existing drainage features along the rear line are proposed. Canopy drains will be connected to underground storm drainage structures via NCDOT encroachment agreements.

UTILITIES: No change in municipal utilities is proposed. New site utilities will be placed underground.

ARCHITECTURAL CHARACTER KEY DESIGN OBJECTIVES: The proposed remodeled store will be updated and improved providing an interesting and efficient customer experience. Well-lit interiors provide the customer with above expected levels of service while exterior features provide interesting functional amenities. The massive roof over the building will be reduced bringing the existing structure into a more compatible relationship with proposed site features, adjoining properties and neighboring buildings.

ARCHITECTURAL DETAILS:

The site access points and store entrance are clearly identified with the store building updated to present an easily identifiable point of entry. Landscaping including raised planters surrounding the patio area is proposed to reinforce this new design and to provide warmth to the amenity. All elevations of the building's exterior are coordinated with regard to color reinforcing the recognizable landmark identity. Exterior materials consist of stone, steel, masonry and sheet metal complimented by the sailcloth covering proposed at the patio area. The proposed roof design minimizes the massive impact of the existing roof, and minimizes roof protrusions by grouping plumbing vents, ducts and other utility structures together. Roof forms and materials will complement the architectural style of the homes.

LIGHTING: Exterior building and pole lighting will be architecturally integrated with the building and canopy's style, material, and color.

LANDSCAPE CHARACTER KEY DESIGN OBJECTIVES: The landscape program for the site proposes to cluster vegetation into areas available for planting. The majority of the site's perimeter is constrained by either easements, overhead power, or has coverage from adjoiner buffers or wooded areas. The proposed design incorporates feedback from staff as to the quantity and placement of vegetation as proposed. Given these constraints and proposed landscaping, an exception will be requested from some portions of the landscape ordinance.

BUFFERS: As described above, the site is uniquely constrained by utility easements, overhead utilities and the present of existing features. Fortunately, the adjoiner buffer to the west exists on the adjacent property to the west. The northern portion of the site will

allow the buffer planting to move inland. Difficulty in planting along the two street frontages will be expected, however, after close involvement with staff, provisions have been made to incorporate an attractive, interesting and suitable planting program. Deciduous street trees are planned for the canopy uses, understory trees are planned in areas where overhead power constraints exist and evergreen plantings will be provided in areas where screening is needed or where accent plantings are appropriate. Shrubs and raised flowerbeds are proposed to complement key architectural features.

FAMILY FARE CONVENIENCE STORE

Concept Plan

Statement of Compliance with Chapel Hill 2020 Comprehensive Plan

2-24-2015

Project Location:

618 Weaver Dairy Road, Chapel Hill, North Carolina

PIN: 9880-95-8174

Six Major themes from the Chapel Hill 2020 Comprehensive Plan as articulated in Chapter 3: Themes and Goals, values that are important to the community are addressed below. Family Fare responds to these themes / articles as follows.

A Place for Everyone: Family Fare Stores provide safe, clean and family friendly stores with highly accessible exterior and interior spaces. This location in particular proposes an update to the existing outdoor patio area, incorporating plantings and sailcloth shades to create a unique outdoor space for customers. These characteristics combine to provide a place of vibrancy where people can gather and feel safe.

Community Prosperity and Engagement:

Family Fare is a North Carolina based business grounded in the RTP area. Headquartered in Durham, North Carolina, Family Fare identifies itself with the “First in Thirst” slogan paying tribute to the visions and accomplishments of North Carolina and its citizens. The company employs locally from its store clerks to its businesses partners. This company is a firm believer in the success of local businesses and the surrounding community. The stores attract local customers who spend locally. Family Fare mirror’s that habit as well by hiring locally, purchasing locally and employing locally.

Continually improving procedures, updating property and equipment and embracing new trends and customer demands all combine to create the catalyst behind the redevelopment of this existing business facility helping North Carolina business stay in business in Chapel Hill. This initiative exemplifies the ideals of encouraging existing businesses to reconfigure for improvement.

Getting Around:

A well-conceived and planned, carefully thought out, integrated, and balanced transportation system that recognizes the importance of automobiles, but encourages and facilitates the growth and usage of other means of transportation such as bicycle, pedestrian, and public transportation options. This facility accomplishes this by better

accommodating motorists, providing ease of access to dispensers and store entrances, providing pedestrian walks, implementing sidewalk improvements and adding bicycle parking in accordance with Town of Chapel Hill requirements.

Good Places, New Spaces: This store is a fixture at the intersection of Weaver Dairy and Sunrise Roads. Motorists, neighbors, pedestrians and businesses all recognize this store location which serves as a local destination for area residents and visitors alike.

Nurturing Our Community:

This project proposes to improve and update the building and facilities while reducing impervious surface for the new development. The project proposes to control construction site wastes and erosion and to reduce runoff in accordance with applicable guidelines. Although significantly constrained by existing site and right of way conditions, the installation of new plantings and the addition of canopy trees, all consisting of native plant species, works to provide tree canopies and vegetative cover over impervious surfaces.

Town and Gown Collaboration:

The Family Fare Convenience Store project incorporates multiple facets of the 2020 plan and represents the ideals expressed within its text. Family Fare works to create a thriving business at each store site that contributes to the local economy. Through this process local intellectual capital, identity and patronage figuratively and literally combine to become a valuable piece of the Chapel Hill landscape.



Family Fare

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