

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): 9798-04-82-1828,9798-04-82-4942 Date: March 16, 2015

Section A: Project Information

Project Name: Stancell Drive Car Wash
Property Address: 110 E. Stancell Dr. Zip Code: 27517
Existing Zoning District: NC & NC-C
Project Description: Add a car was facility on lot adjacent to the existing service station and C-Store SUP approval required Entrance improvements on existing C-store lot to be under administrative ZCP. Both lots under same ownership.

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

Applicant Information (to whom correspondence will be mailed)

Name: Scott Murray Land Planning, Inc.
Address: 1450 Environ Way
City: Chapel Hill State: NC Zip Code: 27517
Phone: 252-213-9501 Email: smurray@stmlandplan.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: *Scott T. Murray* Date: March 16, 2015

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name: Meadowmont Farms LLC - Attn: Mr. Hill DuBose
Address: P.O. Box 2804
City: Durham State: NC Zip Code: 27715
Phone: (336) 669-1929 Email: hdubose1990@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: *William Hill DuBose, Jr.* Date: 3/17/15

9798-04-82-1828, 9798-04-82-4942



Section C: Project Information

Project Size (acres)	1.45 ac (net)/1.6 ac(gross)	Square feet	63,172 sf (net)/69,489 sf (gross)
Floor Area (permitted)	18,245 sf	Proposal	6,500 sf
Proposed number of dwelling units	0	Units per Acre	n/a
Existing Impervious Surface	0 (for proposed project area)	Proposed Impervious Surface	25,550 sf (nic existing)

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 \$ 37.73
x	Application Cover Sheet (8 copies) (on top of application)	49 entries x \$.77
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)

Stancell Drive Car Wash

Chapel Hill, North Carolina

March 17, 2015

Developer's Program

Location: The Stancell Drive Car Wash is a proposed state of the art full service car wash and café located on the wooded lot adjacent to the Citgo Gas Station (Big John's) at 2321 NC HWY 54 East. Located within the Town of Chapel Hill (Durham County) the site is accessed from the service road Stancell Drive and is bordered by Big John's to the west and a commercial office site to the east.

Proposed Use: The proposed Stancell Drive Car Wash is full service, state of the art, and ecofriendly - using one hundred percent reclaimed water. The water for the car wash would be provided thru the Chapel Hill Mason Farm Water Reclamation Plant. In addition, the new car wash includes a café and lobby for its customers. The proposed car wash provides a service to the people of Chapel Hill that is currently not being offered to our citizens, and would also generate significant tax dollars for the city that are currently being sent to Durham or Carrboro as people from Chapel Hill are required to go there for a full service style car wash.

Focused on sustainability and quality customer service, the Stancell Drive Car Wash would provide a necessary service to the people of Chapel Hill that is currently not being offered to them within city limits.

History of the Site: The site was first developed in the early 1990's as a joint venture (gas station/convenience store) between Cary Oil Company and Meadowmont Farms, LLC. The gas station/convenience store is now jointly owned by Meadowmont Farms, LLC. and Meadowmont Enterprises, Inc. The unoccupied wooded area is approximately 1.3 acres and is owned by Meadowmont Farms, LLC. The proposed use is for an X square foot building that includes a sixty foot tunnel and X square foot café and office. Additionally there is a small annex for cars to be dropped off and receive a professional detailing service.

Existing Site Conditions: The 1.45 acre wooded site fronts the small service road of Stancell Drive. Beyond Stancell Dr is a Type 'C' Buffer and beyond that is NC HWY 54. To the properties rear is a Type 'D' Buffer to single family residences. To the proposed site's west is "Big John's" and to the east is a commercial office building.

Proposed Concept Plan: The building placement is positioned on the site so that cars waiting to enter the wash would be shielded to views from NC 54 and Stancell Dr. by the building itself.

This would help preserve the scenic entrance way to the town. Additionally the site contains buffers on the front and rear of the property to aid in the protection of the scenic NC 54 entrance way that the town has spent substantial time and dollars to maintain.

Traffic: A full service car wash of this style is expected to generate approximately 140 vehicles a day. The town of Chapel Hill's Guidelines for Traffic Impact Analysis state that any proposed project that generates less than 250 vehicles per day can qualify for a TIA exemption. According to Land Use 948 a full service automated car wash would only average 14.12 vehicles an hour or 140 vehicles a day (operating hours 8am-6pm) during peak business times. Many of these trips would be "captured" from existing trips already visiting the store. Because the project would generate roughly one hundred vehicles less than the 250 or more required for a full Traffic Impact Analysis, Kumar Neppalli from the Town of Chapel Hill Traffic Department has already issued a TIA exemption for the proposed car wash.

Key Points

- Provides a necessary service to the people of Chapel Hill that is currently not offered within city limits**
- Allows tax dollars currently being sent to Carrboro and Durham to stay within the Town of Chapel Hill**
- Allows Chapel Hill to have a state of the art facility that sets the standard for eco-friendly car washes to all other municipalities across the state**
- Provides a use for the reclaimed water at the Mason Farm Plant that is currently highly underutilized**
- No extension of Off-Site Infrastructure is anticipated**
- Proposed use would not have a significant impact on traffic as it anticipates only 140 cars per day, many of which are captured from trips that currently visit the store.**

Stancell Drive Car Wash

Chapel Hill, North Carolina

March 17, 2015

Statement of Compliance with Design Guidelines

The Chapel Hill Design Guidelines articulate guiding principles and objectives related to the planning and design of development projects. All of the Standards of the Town's LUMO, Design Guidelines, Design Manual and Standard Details will be met. Several of these key design objective have been considered in the Conceptual Plan are addressed below.

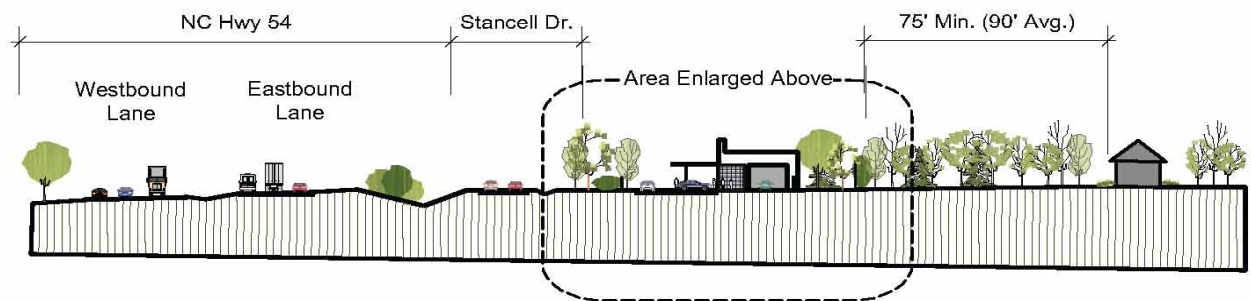
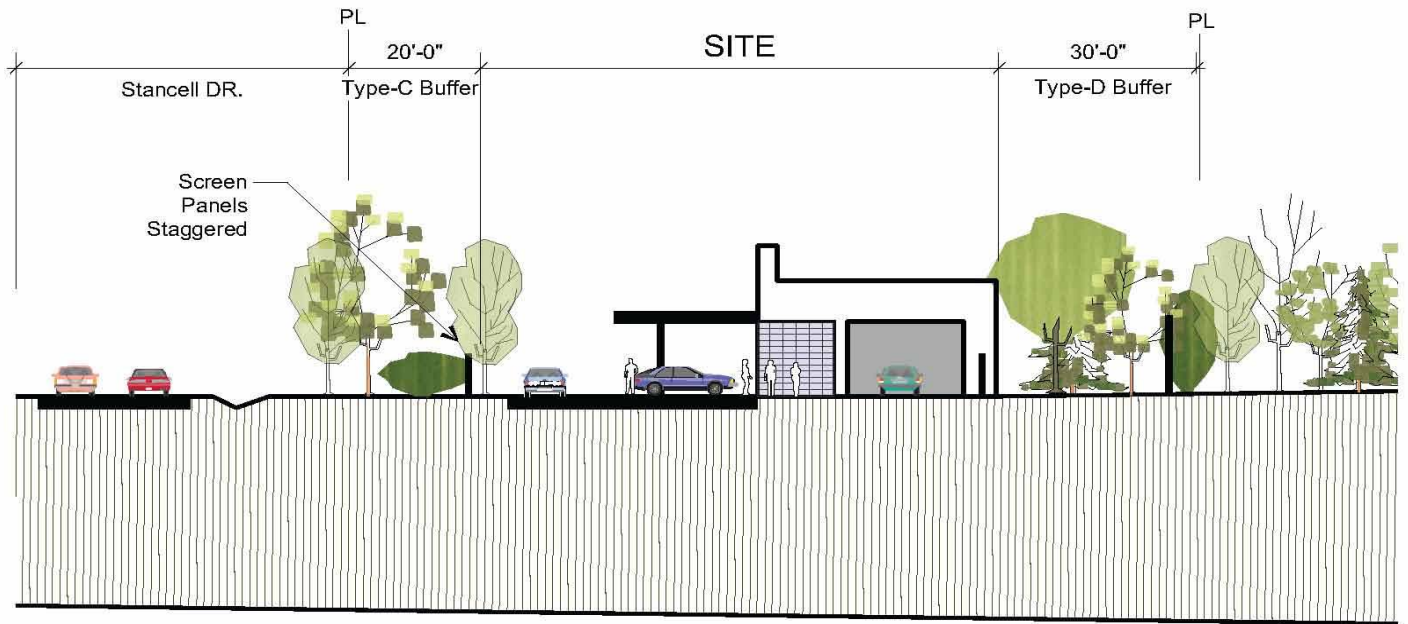
Site Development: The proposed development is designed to make use of the flattest portion of the site. This developed area consist primarily of slopes less than 5% or less, and drains naturally to the stormwater pond at the eastern property line. The amount of grading required will be minimized by respecting this natural slope of the land.

The slab on grade buildings are ideally suited to this site and are situated to provide a safe functional circulation pattern. This pattern provides a public/pedestrian zone separate from the vehicle movements necessary for the car wash to function as it is intended. The building placement also helps to screen activities from adjacent residential properties to the south.

Access, Circulation, Bicycles and Pedestrian Movements: Access to the car wash will make use of the existing driveways providing easy circulation patterns for visitors already using the property. Circulating in a counter clockwise pattern, patrons will be able to exit the vehicle at the pay station, enter the lobby and café for waiting and pick up their vehicle without having to cross vehicular lanes. The safety of pedestrians and patrons is the single most important driving force that dictates the internal circulation pattern. Visitors wishing to walk to the existing store can make use of a single highly visible crossing that aligns with the existing walkway. It is anticipated that facility staff may arrive from time to time on bicycles for which safe and protected storage will be provided. All service areas and dumpsters will be screened to protect against visual impacts

Buffers and Screening: The required 30' Type-D buffer to the south will protect adjacent residences from the activities of the car wash. Plantings of primarily evergreen trees and shrubs will combine with existing mature canopy trees and screen fence panels as needed to mitigate the visual impacts to adjacent residents.

A 20' Type-C Buffer is proposed along Stancell Dr. which will include street tree plantings, evergreen shrubs and screen panels as needed to mitigate views into the site from Stancell Dr. and NC Hwy 54. The plantings and fence panels will combine to control views to the vehicle circulation drive aisle but allow the building canopy and architecture to read through. An elevation that illustrates the relationship of the proposed facility to the surrounding properties follows.



ELEVATION LOOKING EAST THRU SITE



Stormwater Management: The proposed facility is designed to drain naturally towards the east and in to an existing stormwater holding pond. Some minor modifications may be required to the existing pond to provide adequate stormwater detention and water quality treatment.

Utilities: All proposed onsite utilities will be placed underground. On-site lighting will utilize full cut-off fixtures and will be oriented to avoid light trespass on to neighboring properties or hazardous glare to passing motorists.

Landscaping: All proposed landscape material will be selected for drought tolerance and will consist predominately of native species.

End

Stancell Drive Car Wash

Chapel Hill, North Carolina
March 17, 2015

Statement of Compliance with Comprehensive Plan

The Chapel Hill 2020 Comprehensive Plan articulates in Chapter 3: Themes and Goals, themes and accompanying goals that are important to the community. The proposed Stancell Drive Car Wash achieves several of these as described below.



A Place for everyone:

- Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses (Goal PFE.1)
- A welcoming and friendly community that provides all people with access to opportunities (Goal PFE.4)

Big John's Gas and Convenience Store, located on Stancell Drive, has been a Chapel Hill landmark for decades and continues to serve residents and visitors with essential goods and services along this eastern entranceway. The owners of the property now wish to make improvements to the Big John's and to expand the services that they offer. The proposed car wash will be located on the eastern portion of the site with access from the existing driveway. It is designed to be state of the art, and ecofriendly - using one hundred percent reclaimed water. The water for the car wash would be provided through the Chapel Hill Mason Farm Water Reclamation Plant, a practice that will enhance awareness of how we can make efficient use of our water resources. In addition, the new car wash includes a café and lobby for its customers.



Community Prosperity and Engagement:

- Balance and sustain finances by increasing revenues and decreasing expenses (Goal CPE.1)
- Foster support of local businesses (Goal CPE.2)
- Promote a safe, vibrant, and connected (physical and person) community (Goal CPE.3)

Support of the proposed Special Use Permit allows a long standing local business to grow on premise, increasing its sustainability through additional sales to its existing customers. The proposed car wash provides a service to the people of Chapel Hill that is currently not being offered to our citizens, and would also generate significant tax dollars for the city that are currently being sent to Durham or Carrboro as people from Chapel Hill are required to go there for a full service style car wash. By eliminating the need for cross town trips and driver miles, driver safety and public safety are enhanced.



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 use of other means of transportation such as bicycle, pedestrian, and other public transportation options (Goal GA.1)
- Connect to a comprehensive regional transportation system (GA.3)
- Create a comprehensive transportation system that provides everybody safe and reasonable access to all the community offers (Goal GA.5)
- A transportation system that accommodates transportation needs and demands while mitigating congestion and promoting air quality, sustainability, and energy conservation (GA.6)

The capture of existing vehicular trips provides multiple benefits to the Town and its residents. It consolidates trips making for more efficient use of time and motorist miles. It reduces potential safety conflicts that are inherent in increased miles driven. And it adds convenience to our lives simply by making more services available within a more compact area to a larger population.

Currently there are several long range plans to extend light-rail along NC 54 however there is uncertainty of the final corridor and alignment. Until such time as a final plans are adopted and funded, the proposed expansion will serve Chapel Hill by increased tax base, and an increase in the eco-friendly services that the Town has to offer. And it will do so in a way that is more adaptable to the variety of light rail alignments being considered than any other form of development.



Good Places, New spaces:

- Low density, green Rural Buffers that exclude urban development and minimize sprawl (GPNS.1)
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (GPNS.3)
- A community that welcomes and supports change and creativity (Goal GPNS.6)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (Goal GPNS.8)

Simply put, car washing should be fun, socially engaging and rewarding with regards to our ecological conscious. Providing for on premise growth helps to sustain our business community, reduces sprawl and enhances our lives by making available more choices for services in close proximity to where we work and live. By designing the facility to use reclaimed water, helps to support the reclamation efforts undertaken by OWASA and makes us feel better about the choices we are able to make as residents of Chapel Hill. We are seeking CDC and Council input at the pre-application stage to insure that we understand the concerns of the community and so that we gain full benefit of the process and creative ideas of others.



Nurturing Our Community:

- Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction (NOC.2);
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (NOC.8)
- Become a model for North Carolina and beyond in wisely and justly reducing waste in a way that minimizes local environmental impact without imposing upon the environmental and social rights of others (NOC.1)

The design of the car wash expansion incorporates the onsite stormwater management facilities that have been provided. All requirements for the control, detention and release of stormwater will be met in order to protect adjacent neighboring properties and our downstream regional water resources.

Full cut-off lighting will be used and shielded as needed to protect against light trespass at the property lines. Noise impacts will be controlled and mitigated by landscaped buffers and noise attenuation devices as needed.

A state of the art, eco-friendly car wash will serve as a model for our Town, one that not only offers more environmentally sustainable choices but also utilizes the resources of our ongoing water reclamation efforts.

Key Points

- **Provides a necessary service to the people of Chapel Hill that is currently not offered within city limits**
- **Allows tax dollars currently being sent to Carrboro and Durham to stay within the Town of Chapel Hill**
- **Allows Chapel Hill to have a state of the art facility that sets the standard for eco-friendly car washes to all other municipalities across the state**
- **Provides a use for the reclaimed water at the Mason Farm Plant that is currently highly underutilized**
- **No extension of Off-Site Infrastructure is anticipated**
- **Proposed use would not have a significant impact on traffic as it anticipates only 140 cars per day, many of which are captured from trips that currently visit the store.**

Concept Plan Application
STANCELL DRIVE CARWASH
CHAPEL HILL, NORTH CAROLINA

March 16, 2015

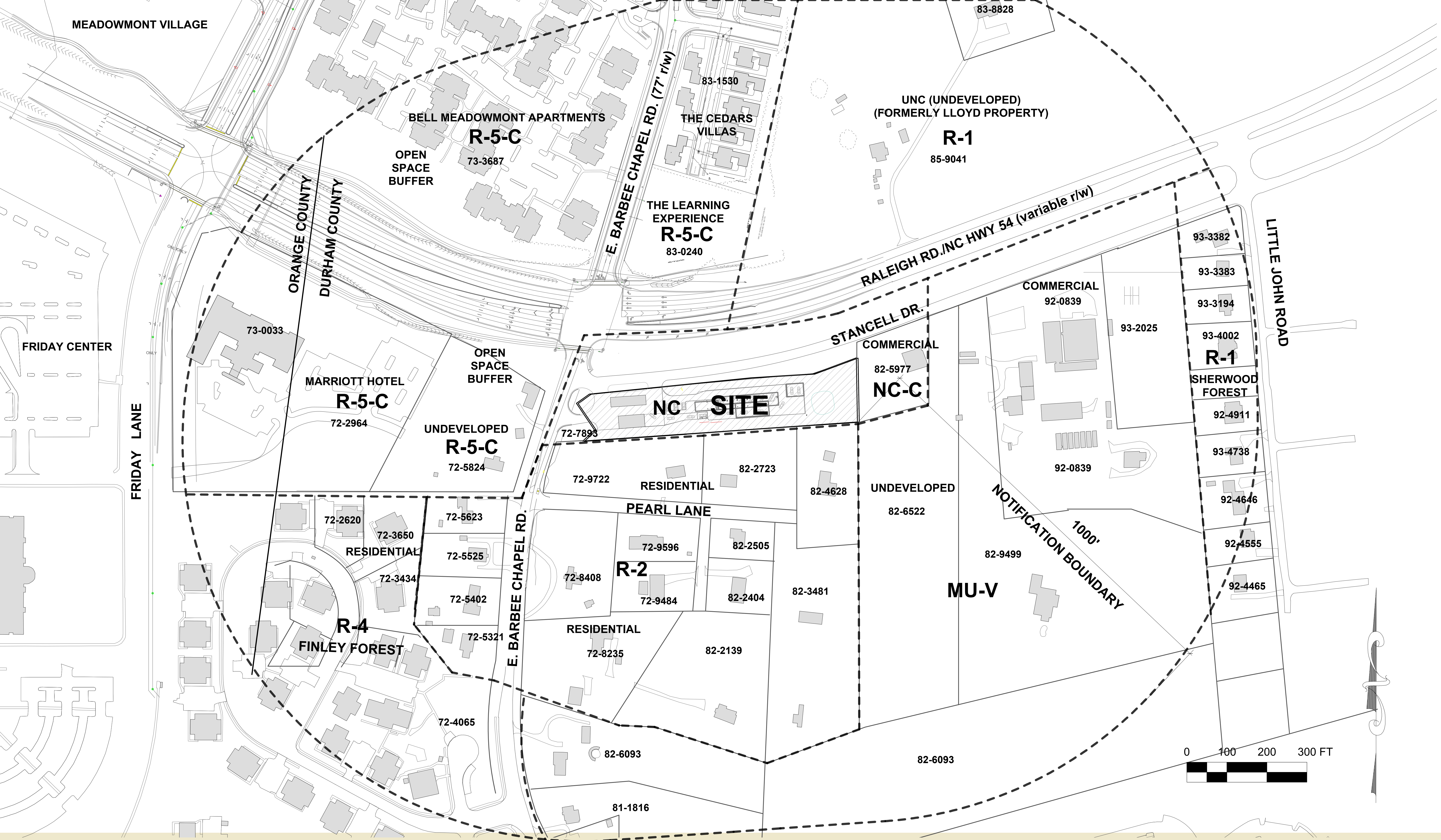
Applicant: Scott Murray Land Planning, Inc.
1450 Environ Way
Chapel Hill, NC 27517
252-213-9501
smurray@stmlandplan.com

Owner:
Meadowmont Farms LLC
P.O. Box 2804
Durham, NC 27715

Meadowmont Farms LLC
P.O. Box 2804 Durham, NC 27715

 SCOTT MURRAY
LAND PLANNING, INC.

1450 Environ Way Chapel Hill, NC 27517



Meadowmont Farms LLC

P.O. Box 2804 Durham, NC 27715

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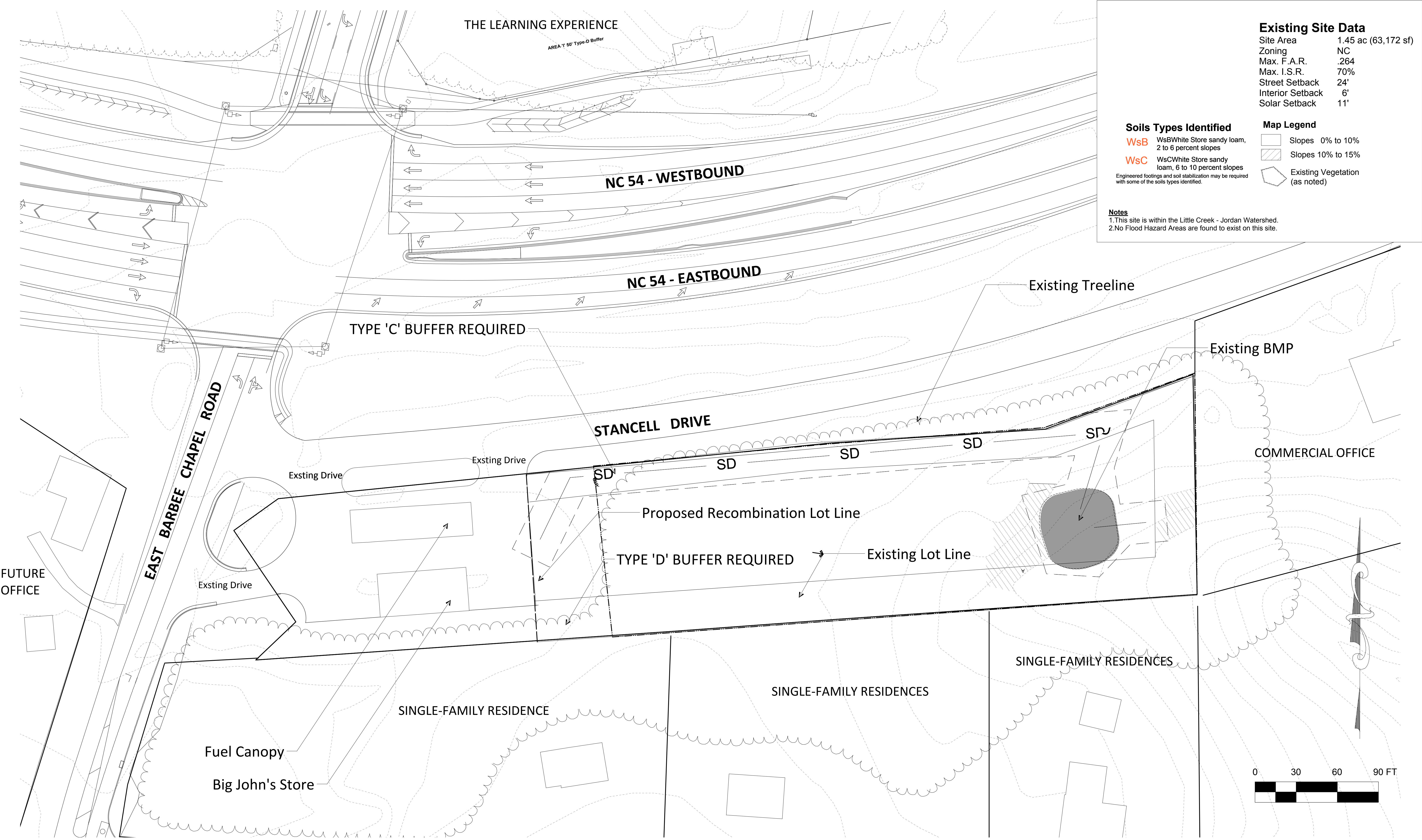
Area Map

STANCELL DRIVE CARWASH

CHAPEL HILL, NORTH CAROLINA

March 16, 2015

CP-1



Existing Site Data

Site Area	1.45 ac (63,172 sf)
Zoning	NC
Max. F.A.R.	.264
Max. I.S.R.	70%
Street Setback	24'
Interior Setback	6'
Solar Setback	11'

Soils Types Identified

WsB WsBWhite Store sandy loam, 2 to 6 percent slopes

WsC WsCWhite Store sandy loam, 6 to 10 percent slopes

Engineered footings and soil stabilization may be required with some of the soils types identified.

Map Legend

- Slopes 0% to 10%
- Slopes 10% to 15%
- Existing Vegetation (as noted)

Notes

1. This site is within the Little Creek - Jordan Watershed.
2. No Flood Hazard Areas are found to exist on this site.



Meadowmont Farms LLC
 P.O. Box 2804 Durham, NC 27715

SCOTT MURRAY
 LAND PLANNING, INC.

1450 Environ Way Chapel Hill, NC 27517

Preliminary Concept Plan

STANCELL DRIVE CARWASH

CHAPEL HILL, NORTH CAROLINA

March 16, 2015

CP-3



Stancell Drive Commercial Business



View of E. Barbee Chapel Intersection from Store



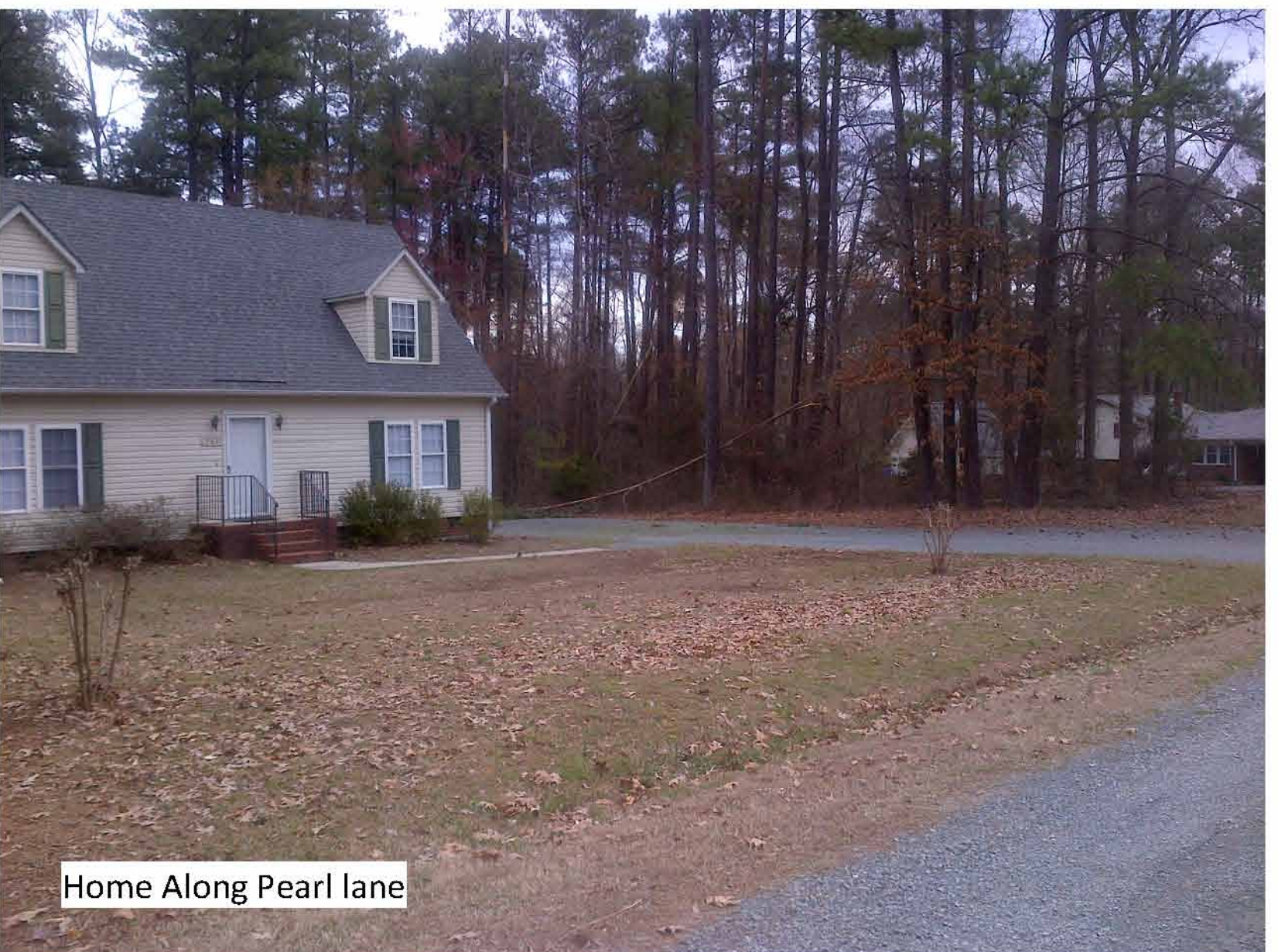
View Looking East Along Stancell Drive



Stancell Drive Looking West Towards C-Store



View of Home Along Pearl Lane



Home Along Pearl lane



Stancell Drive Looking West



View of Home Along Pearl Lane



View Towards The Learning Experience

Meadowmont Farms LLC

P.O. Box 2804 Durham, NC 27715

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LAND PLANNING, INC.

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Surrounding Property Photos

STANCELL DRIVE CARWASH

CHAPEL HILL, NORTH CAROLINA

March 16, 2015

CP-4