

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): _____ Date: _____

Section A: Project Information

Project Name: _____
Property Address: _____ Zip Code: _____
Existing Zoning District: _____
Project Description: _____

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

Applicant Information (to whom correspondence will be mailed)

Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Email: _____

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: _____

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Email: _____

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: _____



Section C: Project Information

Project Size (acres)		Square feet	
Floor Area (permitted)		Proposal	
Proposed number of dwelling units		Units per Acre	
Existing Impervious Surface		Proposed Impervious Surface	

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.

Application fee ([refer to fee schedule](#))

Amount Paid \$

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 \$

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.

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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)

11Sixty5 Weaver Dairy Road

Concept Plan

Statement of Compliance with Comprehensive Plan

May 1, 2015

The proposed development at 1165 Weaver Dairy Road is being designed to comply with the themes and goals carefully thought out by the Chapel Hill 2020 Comprehensive Plan.

- **A Place for Everyone**

Situated at one of the main entry points into the town of Chapel Hill, the 11Sixty5 Weaver Dairy Road project plans to be a model for other developments looking to build in the area. It will be a combination of retail outlets and office space. The retail and office space will house varied local businesses and business people with easy access to I-40. There is the potential that the rear building may be used by the developers themselves.

- **Community Prosperity and Engagement**

11Sixty5 Weaver Dairy Road plans to work in unison with its neighbor, Weaver Crossing. It is understood that the town wants a seamless flow between the two properties to make it easy for customer and clients to have an enjoyable experience when visiting. A continuous driveway thru both of the properties will make it very accessible for customers to visit all the shops and offices. Care will also be taken to continue the tree lined sidewalk from Weaver Crossing with benches and other sidewalk amenities.

Our project will fit right in with existing businesses surrounding our site. Weaver Crossing is being constructed just to the west and Bank of America is directly to the east. Timberlyne Shopping Center is to the east and an office park is across the street.

- **Getting Around**

11Sixty5 Weaver Dairy Road will support all local transport systems available. It is located on the bus line and easily accessible by car. Both bicyclists and pedestrians will be provided with safe and reasonable access to the property. Facilities will be provided for bikers to store their bikes and sidewalks will make it easy to move around.

The site is located just minutes away from I-40 making it a desirable place to open and run a business or office. Customers and clients will have quick and easy access to their business and meetings from the highway.

The parking area is being designed to flow smoothly with the neighboring property. A continuous lane will be available to drive seamlessly from one property to the other. Certain areas of the parking area are proposed to be designed with one way circulation and angled parking spaces to make it as efficient as possible.

- **Good Places, New Spaces**

The Northern Area Task Force Report and the Chapel Hill 2020 Comprehensive Plan have identified this area as a Development Opportunity Area with the Town Village Center designation. The proposed development falls right in line both in size and style of existing businesses already in place. Office buildings directly across the street to the north, a proposed project (Weaver Crossing) with retail and office space directly to the west, and Timberlyne Shopping Center directly to the east. The belief is that the project will fit in like a piece of a puzzle and complete the area.

- **Nurturing Our Community**

Actions will be taken to explore LEED Certifications for the buildings to conserve costs for business owners. This includes all outside lighting. Provisions will be made to work with the town to manage storm water runoff.

- **Town and Gown Collaboration**

11Sixty5 Weaver Dairy Road will provide opportunities for both students and faculty who choose to live on the North end of town. Employment opportunities will be available for students. Products and services will be easier to obtain.

11Sixty5 Weaver Dairy Road

Concept Plan

Statement of Compliance with Design Guidelines

May 21, 2015

The project site is located on the north side of Weaver Dairy Road just east of the Martin Luther King Jr Blvd intersection, within the area studied in the Chapel Hill Northern Area Task Force Report. It is also within the Area 2: North Martin Luther King Jr Blvd/I-40 area marked for future focus in the Town's 2020 Comprehensive Plan. The 2020 Plan notes that more study is needed in this area and that the Northern Area Task Force Report should be considered with future changes to development direction. We believe the proposed development meets many of the goals set forth in the task force report and in the 2020 plan and does not contradict any of the goals.

Task Force Report

As part of the land area between Martin Luther King Jr Blvd and the existing Timberlyne Shopping center, the task force plan calls for this parcel in subarea 3 to be residential, office, and/or retail. The proposal to develop this site as an office / retail mixed use center meets the intended land use. The design goals stated in the plan are highlighted below with a short explanation of how this project would support the goal.

Protection of the existing neighborhoods while accommodating transit oriented development:

The development increases the density of building on this site which is fronting Weaver Dairy Road. The project will continue the commercial use along this arterial thereby protecting the residential neighborhood more internal to the area. This parcel will be easily served by existing bus service on both arterial streets.

Protection, restoration, and enhancement of the environmental quality of the area:

The lot currently contains a small building and no real tree coverage. The proposed development will increase the density on site, but will also provide stormwater treatment and tree coverage which will improve environmental quality.

Support of an active pedestrian environment and promotion of transit use:

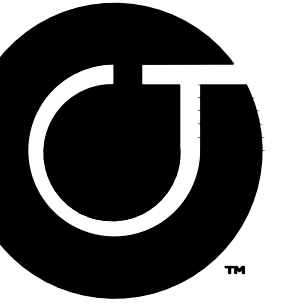
The development will include pedestrian circulation within the project. There is already sidewalk in the public right of way on Weaver Dairy. And there will be pedestrian access to bus routes on both Weaver Dairy and on Martin Luther King Jr Blvd.

Provision of a bicycle and pedestrian system that provides safe, efficient and attractive travel options:

The development will include sidewalks and bicycle parking within the project, as well as some small green spaces. Additionally there is provision for connectivity to future development to the west and to the south.

Design that promotes safe, comfortable, active, and visually interesting buildings and streetscapes:

The architecture for the project has not been developed yet. The two buildings on site will be different heights, and there will be some façade articulation for variety. The pedestrian pathways will allow for connection to the right of way and to future adjacent developments. There is some space for small pedestrian scale open space adjacent to each building. The service area will be set well back from the street. It will be partially screened by the north building, and partially by plantings. Landscaping, lighting, and stormwater management will meet the Town's ordinance.



**Coulter
Jewell
Thames** RA

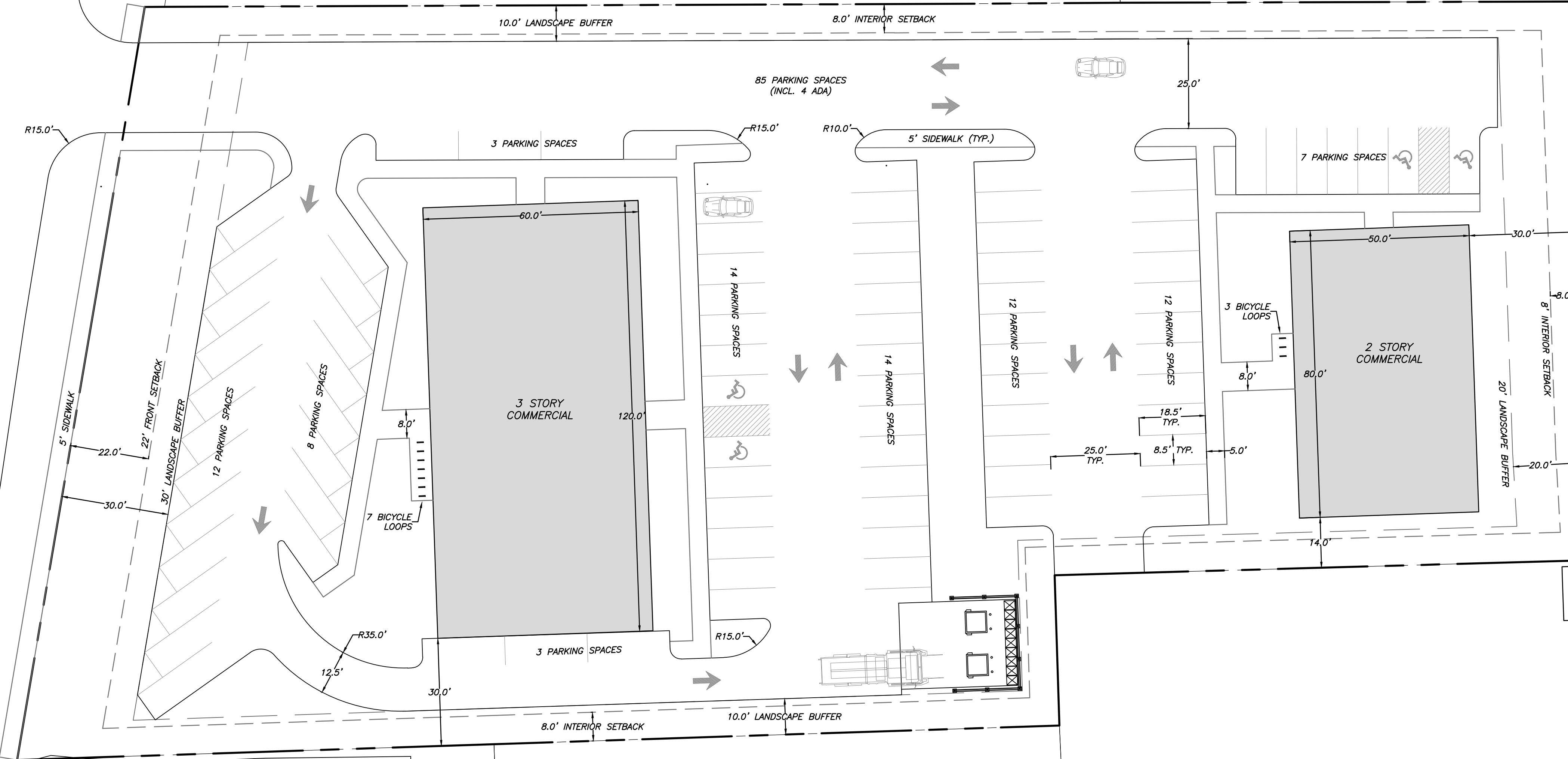
111 West Main Street
Durham, N.C. 27701
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www.cjtpa.com

ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE
NC BOARD OF EXAMINERS FOR ENGINEERS & SURVEYORS LICENSE NO. C-1289

NC NATIONAL BANK

TIMBERLYNE VILLAGE

WEAVER DAIRY ROAD



Project:
**Weaver Dairy
Mixed Use**

1165 Weaver Dairy Rd.
Chapel Hill, NC 27514

PIN:
9880350595

CONCEPT PLAN

Job Number:

Drawn	WLR, MTC
Checked	WLR
Date	5-19-15
Revisions	

Sheet Title:

**CONCEPT
PLAN**

Sheet Number

C200

1
C200
CONCEPT PLAN
1" = 20'-0"





Coulter Jewell Thames, PA

MAIN OFFICE
111 WEST MAIN STREET
DURHAM, NC 27701
p 919.682.0368 f 919.688.5646

Planning for the Future

IMAGES OF SITE AND SURROUNDING AREA

1165 WEAVER DAIRY ROAD - CONCEPT PLAN

May 20, 2015

SITE PHOTOS



Existing building on development parcel, view from Weaver Dairy Road



View into site from Weaver Dairy Road.



South end of project site – existing conditions.



Looking east toward site from southbound Martin Luther King Jr Blvd lanes at Weaver Dairy intersection.



View east on Weaver Dairy Road from project site.



Parcel west of project site on Weaver Dairy Road.



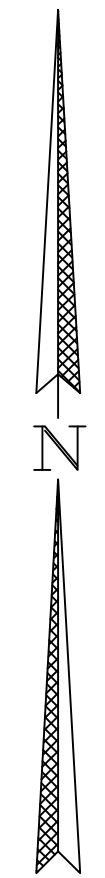
View west on Weaver Dairy Road from project site.



Office and medical buildings opposite site on north side of Weaver Dairy Road.



DB 2087 PG 55



**Coulter
Jewell
Thames** RA

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Project:

**Weaver Dairy
Mixed Use**

1165 Weaver Dairy Rd.
Chapel Hill, NC 27514

PIN:
9880350595

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Sheet Title:

AREA MAP

Sheet Number
C100

EXISTING USE	VACANT
PROPOSED USE	OFFICE
USE GROUP	B
LAND AREA	1.81 ACRES, NET
PROJECT AREA	1.81 ACRES
EXISTING ZONING	CC-C
PIN	9880-35-0595
ALLOWABLE FAR	.429
MAXIMUM BUILDING SIZE	37,200 SF BASED ON GROSS LOT SIZE
EXISTING BUILDING SIZE	4,410 SF to be removed
PROPOSED BUILDING SIZE	21,600 SF in 3 story building (7,200 retail, 14,400 sf office)
	8,000 SF in 2 story building (all office)
	29,600 SF TOTAL
REQUIRED PARKING	retail: 1 space per 300 sf min = 24 office: 1 space per 350 sf min = 64 spaces TOTAL: 88 SPACES
PROPOSED PARKING	85 SPACES INCLUDING: 4 VAN ACCESSIBLE ADA 81 STANDARD
REQUIRED BICYCLE PARKING	4 spaces + 2 per 2,500 sf built space = 28 spaces
PROPOSED BICYCLE PARKING	20 outdoor spaces (10 LOOPS) 8 indoor spaces

1 CONCEPT PLAN
C100
1" = 120'-0"



2 PROJECT DATA
C100