

1165 Weaver Dairy Road

Concept Plan Application

22 September 2015

Comprop, LLC is looking to purchase the property located at 1165 Weaver Dairy Road. Both partners of Comprop, LLC have some history with this location since both partners, Michael and Peter Slomiany, have children that attended the old Montessori School located on this property.

Knowing that this location is one of the first places visitors see upon entering the town, our plans are to develop a combination retail/office/personal storage space that will enhance the area and be useful to the nearby community. The front portion of the proposed 3 story building facing Weaver Dairy Road will accommodate retail on the bottom floor with office space on the upper two floors. The rear portion of the building which will not be seen from the street will contain conditioned personal storage units. We hope to move our NC Subway Group business to this site and occupy a portion of the office space.

In response to the concerns and comments raised at the CDC meeting in May 2015, we offer these responses:

- Christine Brendt asked if we could coordinate with the Weaver Crossing project and consolidate our driveway. We have worked with the driveway connection so that the two properties have a continuous connected vehicular route through both sites, but feel we need the additional driveway cut on our property to complete necessary emergency access routes.
- Christine, Susanna Dancy, and John Gualtieri all asked if we could move the building toward Weaver Dairy and locate all parking behind. We have consolidated the built space into one building versus the two originally shown, and have moved that building toward the street so that parking is beside and behind the structure. There would be courtyards and plantings in front of the building providing a visual and pedestrian connection between the street and the project. John also noted he would like to see the buildings in scale with what's existing on the north side of Weaver Dairy. Those buildings are one story shorter than the proposed building, and the building directly across Weaver Dairy has a slightly larger façade width than the proposed project.
- Christine asked about saving existing vegetation. There are small groupings of trees and shrubs throughout the site but it is expected that all will be cleared to build the structure and parking. There is a small strip of trees along the eastern property line adjacent to Timberlyne. It is unknown at this point

whether or not any trees along that boundary would be preserved. New plantings will be installed on site at the project's completion.

- Christine, along with Dixon Pitt, asked about pedestrian connectivity. This plan shows opportunities for pedestrian connections between the new Weaver Street Crossing to the west, through the subject site, and connecting to the existing Timberlyne Development to the east. The connection to the east is very short but would require one of the two existing owners there to provide a connection location.
- Lucy Davis asked to see the adjacent Weaver Crossing Plan on the drawings. That plan, currently under construction, is now shown.
- Lucy also wanted to see architecture, which is shown conceptually in the conceptual renderings.
- Polly Van de Velde asked about shifting the bigger building back and perhaps clustering the buildings, and also asked about breaking up the parking. The two buildings have been merged into one. The parking seen from Weaver Dairy has been reduced and relocated to the back of the site.

We believe our revised plan has taken into consideration some of the issues raised during past council meetings, such as having a continuous connected driveway thru the properties and not subdividing the property into smaller parcels. We also believe we have responded to the concerns raised at the last CDC meeting, such as moving the building toward the street, removing front parking, and ensuring connectivity with the adjacent Weaver Crossing development.

We look forward to working with the town in developing a location that will please the general public and one that will stand for years to come.

Thank you,

Comprop, LLC
727 Eastowne Drive
Suite 300D
Chapel Hill, NC 27514
Michael Slomiany
(919) 949-1002
Peter Slomiany
(919) 949-1014

1165 Weaver Dairy Road

Concept Plan Application - Statement of Compliance with Comprehensive Plan 22 September 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 and office space at the street, with safe, internally accessed, climate controlled personal storage behind. The retail and office space will house a variety of local businesses and business people with easy access to I-40. The personal storage at the rear of the building will be an appropriate support use for existing and proposed residential development in the area.

- **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 and to encourage pedestrian connections. A continuous driveway through both of the properties will make it very accessible for customers to visit all the shops and offices and will improve emergency access to both facilities. Care will also be taken to continue the tree lined sidewalk from Weaver Crossing through the project site, 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. There is already significant multi-family and single family housing nearby and new residential construction occurring and planned.

- **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 and because most parking is behind the building, it is well screened from the street. A continuous lane between the currently under construction Weaver Crossing and the proposed project will be available to drive seamlessly from one property to the other.

- **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**

As good stewards of the environment, our team will implement sustainable design measures in an effort to lower our negative impact and maximize the long term life cycle benefits to the Owner. These will include, but not be limited to the building materials, HVAC systems, lighting, and possibly photovoltaics. 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 and for the support service of climate controlled safe personal storage. Employment opportunities will be available for students. Products and services will be easier to obtain.

1165 Weaver Dairy Road

Concept Plan - Statement of Compliance with Design Guildlines

22 September 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 addition of climate controlled storage will become a great support as additional residential units are built, including the more than 150 units currently under construction at Charterwood. 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 the frontage of 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, a few storage sheds, and a small amount of 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 and to adjacent parcels. 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 and some pedestrian friendly publicly accessible courtyard areas. 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 proposed building on site will have some façade articulation for variety and will largely be windows on the street facing facade. 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 between the building and street. The service area will be set well back and screened from the street. Landscaping, lighting, and stormwater management will meet the Town's ordinance.

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

REVISED 9/22/15
Date: 4/28/15

Parcel Identifier Number (PIN): 9880350595

Section A: Project Information

Project Name: 1165 Weaver Dairy
Property Address: 1165 Weaver Dairy Road Zip Code: 27514
Existing Zoning District: R-2, MU-V / CC
Project Description: Combination Office/Retail

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

Applicant Information (to whom correspondence will be mailed)

Name: COMPROP, LLC
Address: 727 Eastowne Drive Suite 300D
City: Chapel Hill State: NC Zip Code: 27514
Phone: (919) 949-1002 Email: mslomianyj@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: _____ Date: 4/28/15

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Michael and Peter Slomiany
Address: 727 Eastowne Drive Suite 300D
City: Chapel Hill State: NC Zip Code: 27514
Phone: (919) 949-1002 Email: mslomianyj@gmail.com b1bomber@aol.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: 4/28/15



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

Section C: Project Information

Project Size (acres)	1.81 AC	Square feet	78,000 SF
Floor Area (permitted)	37,200 SF UNDER	Proposal	
Proposed number of dwelling units	0 CURRENT ZONING	Units per Acre	—
Existing Impervious Surface	14,365 SF	Proposed Impervious Surface	54,765 SF

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.

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