

ZONING ATLAS AMENDMENT APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
phone (919) 969-5066 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9880 35 0595

Date: 20 November 2017

Section A: Project Information

Project Name: 11SIXTY5 Weaver Dairy Road

Property Address: 1165 Weaver Dairy Road Zip Code: 27514

Use Groups (A, B, and/or C): B, C Existing Zoning District: MU-OI-1

Project Description: Office, retail, and medical clinic in a 3-story building with attached parking deck

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

Applicant Information (to whom correspondence will be mailed)

Name: Coulter Jewell Thames PA Attn: Wendi Ramsden

Address: 111 West Main Street

City: Durham State: NC Zip Code: 27701

Phone: 919-682-0368 Email: wramsden@cjtpe.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied within this application is true and accurate.

Signature: *Wendi Ramsden* Date: 11-29-2017

Owner/Contract Purchaser Information:

☒ **Owner**

☐ **Contract Purchaser**

Name: Comprop LLC

Address: 727 Eastowne Drive, Suite 300-D

City: Chapel Hill State: NC Zip Code: 27514

Phone: 919-949-1014 Email: b1bomber@aol.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied within this application is true and accurate.

Signature: *RE Ramsden* Date: 11/13/17



**ZONING ATLAS AMENDMENT APPLICATION
SUBMITTAL REQUIREMENTS**
TOWN OF CHAPEL HILL
Planning Department

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) 969-5066 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 \$	1320.00
X	Pre-Application Meeting – with appropriate staff		11.9.2017
X	Digital Files – provide digital files of all plans and documents		
X	Mailing list of owners of property within 1,000 foot perimeter of subject property (see GIS notification tool)		
X	Mailing fee for above mailing list	Amount Paid \$	56.00
X	Written Narrative describing the proposal		
X	Statement of Justification		
X	Digital photos of site and surrounding properties		
X	Legal description of property to be rezoned		
n/a	Phasing Plan (if applicable) indicating phasing boundaries and phasing notes		
X	Reduced Site Plan Set (reduced to 8.5" x 11")		

Plan Sets (10 copies to be submitted no larger than 24" x 36")

Plans should be legible and clearly drawn. All plan set 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 Wetlands Boundary, where applicable

Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, 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) 1,000 foot notification boundary



Coulter Jewell Thames, PA

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Planning for the Future

November 30, 2017

Ms Kay Pearlstein
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Blvd
Chapel Hill, NC 27514

RE: ZONING ATLAS AMENDMENT APPLICATION – PROJECT NARRATIVE
11SIXTY5 WEAVER DAIRY ROAD

Kay:

Enclosed is the Zoning Atlas Amendment application for the 11SIXTY5 Weaver Dairy Road commercial project.

The proposed development is located on the south side of Weaver Dairy Road east of Martin Luther King Jr Blvd between Timberlyne Shopping Center and the recently completed Weaver Crossing. The site formerly housed a small Montessori school which was closed a few years ago and the building demolished in 2016. There are a few improvements remaining on site – a circular drive, some gravel parking, a well, and some playground areas. These items will all be demolished.

The proposed project is to be a 48,624 sf 3 story structure with retail on the main floor facing the street, and the remainder of the building available for office and general business use. There will be an attached parking deck structure containing 225 parking spaces in three covered levels and one rooftop open level. This deck will be attached to and located behind the building, with vehicular access from Weaver Dairy Road and also from the adjacent Weaver Crossing site. A few surface parking spaces will be accommodated in the entry drive, reserved for short term retail visitors. Bicycle parking will be provided near the street plaza with the majority of bike parking accommodated in the covered parking deck near the elevators.

The rezoning is being requested to allow for a higher density of development than would otherwise be available on this site with an allowable FAR up to .566. During multiple presentations to the Community Design Commission and to Town Council during 2015 and 2016 the project received strong approval for a high density development at this gateway location. Additionally, the Town commissioned a TIS which was completed in June 2015 and revised in June 2017. This study supported the amount of traffic that would be generated by a larger project at this location and did not find local streets and intersections to fall below acceptable levels of service.

There is a concurrent SUP application associated with this rezoning application.

Sincerely,
Coulter Jewell Thames, PA
Wendi Ramsden RLA

A handwritten signature in blue ink that reads "Wendi Ramsden". The signature is fluid and cursive, with a long horizontal stroke at the end.

cc. Mike Slomiany, Pete Slomiany, - Owners
Andy King, Scott LaPorte – Architects, MHA Works



Coulter Jewell Thames, PA

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11SIXTY5 WEAVER DAIRY ROAD

1165 Weaver Dairy Road

ZONING AMENDMENT APPLICATION - **STATEMENT OF JUSTIFICATION**

30 November 2017

The project site is located on the south side of Weaver Dairy Road east of Martin Luther King Jr Blvd between Timberlyne Shopping Center and the recently completed Weaver Crossing, within Town limits. The proposed use is a mixed use commercial / general business / retail center with a parking deck. Stormwater control, landscape buffers, and tree coverage will all meet Town standards with modifications requested for three of the four landscape buffers.

The rezoning is warranted to achieve the purposes of the Comprehensive Plan. We believe the project complies with the all applicable goals as specified in the 2020 Plan.

Theme 1: A Place For Everyone - The proposed development will be a non-residential mixed use building with public plaza accessible from the street. The infill building between Tymberline Shopping Center and Weaver Crossing will allow for businesses to develop in north Chapel Hill.

Theme 2: Community Prosperity and Engagement - The project site is located at the southeast corner of Martin Luther King Jr Blvd and Weaver Dairy Road. The proposed development represents an increased intensity of use in an area that is already fully serviced with infrastructure. The Owner is a local business owner with a desire to develop within Chapel Hill and attract expanding and new business to the area.

Theme 3: Getting Around - The project site has frontage on Weaver Dairy Road and is already connected to the rest of the community by sidewalks, bike lanes, and local and regional bus service. There is an existing Chapel Hill Transit stop just east of the site, and two Triangle Transit routes operate on Martin Luther King Jr. Blvd to the west. Additionally, the project is located very close to many residential units which will allow some users to access the site on foot or by bicycle. The project will provide covered bicycle parking.

Theme 5: Nurturing Our Community - The proposed development will provide tree coverage and stormwater management on site to meet or exceed the Town's standard requirements. The design takes advantage of the long narrow site to put the building and public plaza at the street, thereby screening a parking garage at the back of the site. The three-level parking deck provides accommodation for the building tenants and visitors, thereby reducing impervious area. The architect plans for use of local materials, energy efficiency, a high albedo (reflecting) roof, as well as the stormwater treatment and planting to reduce the impact of the building on the environment.

Theme 6: Town and Gown Collaboration - The proposed development will be designed to allow flexibility of fit up to accommodate a variety of office and general business uses.

Northern Area Task Force Plan

The Northern Area Task Force Report calls for this parcel to be developed in a commercial use. The proposed development meets the Plan's goals as follows:

Goal 1 – Gateway Entrance The parcel is located in the portion of the neighborhood which is designated as a Gateway Entrance. The architecture will be compatible with recent development at the corner, and the entry plaza will contain public art and provide a community gathering spot.

Goal 2 – Neighborhood Protection The development as designed will focus activity on the street. Vehicular access only from Weaver Dairy Road and from the adjacent commercial Weaver Crossing development will keep vehicular traffic away from nearby residential streets. It will continue to focus commercial and retail uses on the Weaver Dairy arterial and buffer vehicular circulation from the nearby residential neighborhoods, as well as providing commercial and retail opportunities for nearby residents.

Goal 3 – Protect, Restore and Enhance the Environmental Quality of the Area The site is currently vacant with gravel and asphalt remnants from previous development, and surface stormwater runoff. The new development will provide underground stormwater mitigation. It will also increase the tree coverage on site. There will be publicly accessible pedestrian gathering space near the street.

Goal 4 – Development that Supports Active Pedestrian Environment and Promotes Transit Use The site is on Weaver Dairy Road near Martin Luther King Jr Blvd – streets supported by public bus service, both Chapel Hill Transit and Go Triangle commuter service. The project will also add to pedestrian connectivity in the area with additional sidewalk routes off the street. There will be bicycle parking provided on site and uses within walking distance to serve nearby commercial and health care users and residents.

Goal 5 – Pedestrian and Bicycle Mobility Pedestrian amenities will be provided just off the right of way with the installation of a welcoming pedestrian plaza.

Goal 6 – Comprehensive Transportation System Promoting Bicycling, Walking, and Transit Use The site is located within easy walking distance of public bus service and will provide bicycle parking and interior sidewalks. There will be shading and benches for pedestrian use with appropriate night lighting for safe after-hours use.

Goal 7 – Promotion of Design of Safe, Comfortable, Active and Visually Interesting Buildings and Streetscapes The building is being designed to be visually compatible with recent area construction and that architecture will be reviewed by the Community Design Commission at the SUP and Final Plan stages. The building is being set back on the site to provide for a generous pedestrian use area between the building and the street, with multiple access points from the existing public sidewalk. There will be no parking in front of the building, minimal surface parking in general, and the parking deck will be located behind the building to reduce its visual impact and create a more pedestrian friendly atmosphere.

11SIXTY5 Weaver Dairy - Energy Management Plan

Overall:

The energy management plan for the 11SIXTY5 Weaver Dairy commercial project will attempt to be 20% greater than ASHRAE 90.1 2010. Building envelope design, major building systems design, and site related elements all will contribute to the success of the energy reduction goal. Systems that will be explored include the use of higher insulated building materials, higher efficiency mechanical equipment, and LED lighting. The project will also evaluate the use of low flow/reduced flow plumbing fixtures, as well as potential implementation of green roof construction where appropriate.

This project will not be perusing any green building standard. However, the LEED building standard will be reviewed to assist the design team with its overall approach to energy conservation. Regionalism and proximity to the project site will play a large role in the selection of building products, vegetation materials, and design aesthetics. In addition, a construction waste management plan that includes recycling will be required and documented for the project's construction phase to minimize impacts on local landfills.

Site/Landscape:

The vegetation and stormwater designs the project anticipates implementing utilize drought-tolerant, regional planting materials to minimize the need for irrigation. There is currently a large stormwater detention facility planned under the drive aisle to release the storm water collected onsite at a lesser rate than the current development.

The density of the site will ultimately reduce local vehicular traffic because of the inclusion of a parking deck in an area that is currently at capacity for parking in adjacent parcels. The sites proximity to the Weaver Crossing development, bank, and other office facilities in the area will support the retail component of the project as well as increase the walk-ability of the area. The front plaza space is designed to provide building tenants and area users a respite from the surrounding, already established hardscape. The plaza will also include a commissioned public art installation.

Building:

Architecture + Materials:

Materials intended to be used on the project are low maintenance, long-term products that when used in concert with high performing insulation materials will provide the owner and community a building that will stand the test of time while maintaining the original design condition. The exterior insulation on the project is within the wall cavity, outboard of the primary air barrier, to remove dewpoint from within the building. This simple design decision will also increase the efficiency of the insulation by reducing thermal bridging. In addition, the glazing systems used on the project consist of the high performing products that limit air infiltration and maximize thermal breaks through enhanced product design.

The building design intends to utilize high albedo paving and roofing materials. Green roof materials will be evaluated as an additional alternate for specific locations of the project for both environmental and user

related benefits. It is the intent to utilize a high albedo concrete for the parking structure to help reduce the number of lighting fixtures required to light the egress paths as well as reduce the height island effect associated to impervious materials.

The materials selection for this project will place an emphasis on regional sourcing and recycled content similar to the material requirements in LEED. All paints, sealants, and other off gassing materials will also be controlled by placing limitations and requirements in the specifications.

Plumbing:

Plumbing, like storm water management, needs to have an integral approach to the overall conservation of water. The shell office building will already be up-fit with fully functioning toilet rooms to reduce the number of miscellaneous fixtures that could be installed with future tenant improvement projects. These toilet rooms will utilize low flow/limited volume toilet fixtures and faucets, and the design team will evaluate the use of sensor technology for flush activation and faucet operation. In addition, the design team will evaluate the use of point of use hot water heating to further reduce water and energy consumption.

This project will not include the use of gray water or other reclaimed water strategies.

Mechanical:

As a part of the overall approach to an energy efficient building design, the mechanical system design must be evaluated as part of the overall building's efficiency. Currently, the building is being designed as a warm light shell that will accommodate future office and retail up-fits. The mechanical system will utilize at minimum roof top package units that will be 20% more efficient than the ASHRAE 90.1 2010 standard.

Future tenant improvement projects will be asked to evaluate the use of user input controls and system scheduling to minimize energy consumption as well as increase user comfort. The mechanical design will incorporate a fresh air input and all associated carbon monoxide monitoring systems to ensure the health and safety of the occupants.

Day Lighting and Electrical Lighting:

The glazing around the building is designed to maximize daylighting allowing for a greater opportunity for the end users to have access to natural light and views. Future tenant improvement projects will be requested to evaluate the use of daylight zoning and occupancy sensors on all interior lighting. This will reduce future energy consumption and provide the end user a more natural circadian rhythm lighting scheme.

It is the intent of the project to utilize LED lighting for all exterior and core interior lighting. Future tenant improvement projects will be asked to evaluate the use of LED lighting fixtures and to provide daylighting and zone sensors for optimal lighting efficiency as a basis of their design.

Alternative Energy:

Alternative sources of energy generation will not be a part of this project at this time due to budgetary considerations.

Construction and Future Tenant Improvement Projects:

As a part of the construction process, systems performance testing will be a part of the project. An example of this type of testing includes the AAMA hose stream testing of each different glazing assembly to ensure no water leakage exists in the system. In addition, all sealants that act as a part of the air barrier assembly will require a statement of compatibility to ensure the long-term stability of the materials and will also require an adhesion test to verify the onsite condition aligns with the compatibility statement. The mechanical and electrical system commissioning will be done on the primary infrastructure. The owner will request that the future tenant improvement work perform pressurization tests and have other efficiency monitoring systems put into place as a basis of their design.

Future maintenance of the mechanical, plumbing, and electrical systems will be performed per the manufacturers' standard requirements by a qualified contractor. If the systems are not operating per the constructed design standard, the system will be repaired.



Coulter Jewell Thames, PA

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Planning for the Future

**RE: 11SIXTY5 WEAVER DAIRY ROAD
ZONING ATLAS AMENDMENT APPLICATION**

Legal Description

Beginning at a Point at the southwest corner of 1165 Weaver Dairy Road in the Town of Chapel Hill, Orange County, PIN 9880350595; thence N10°25'56"W a distance of 148.90'; thence S80°04'36"W a distance of 41.59'; thence N10°18'56"W a distance of 157.78'; thence N10°15'57"W a distance of 132.96'; thence S88°46'35"E a distance of 212.79'; thence S08°31'15"E a distance of 267.29'; thence S08°50'28"E a distance of 129.54'; thence S79°43'05"W a distance of 23.10'; thence S79°51'16"W a distance of 23.84'; thence S79°41'57"W a distance of 108.07'; which is the point of beginning, having an area of 78,557.67 square feet, 1.803 acres.

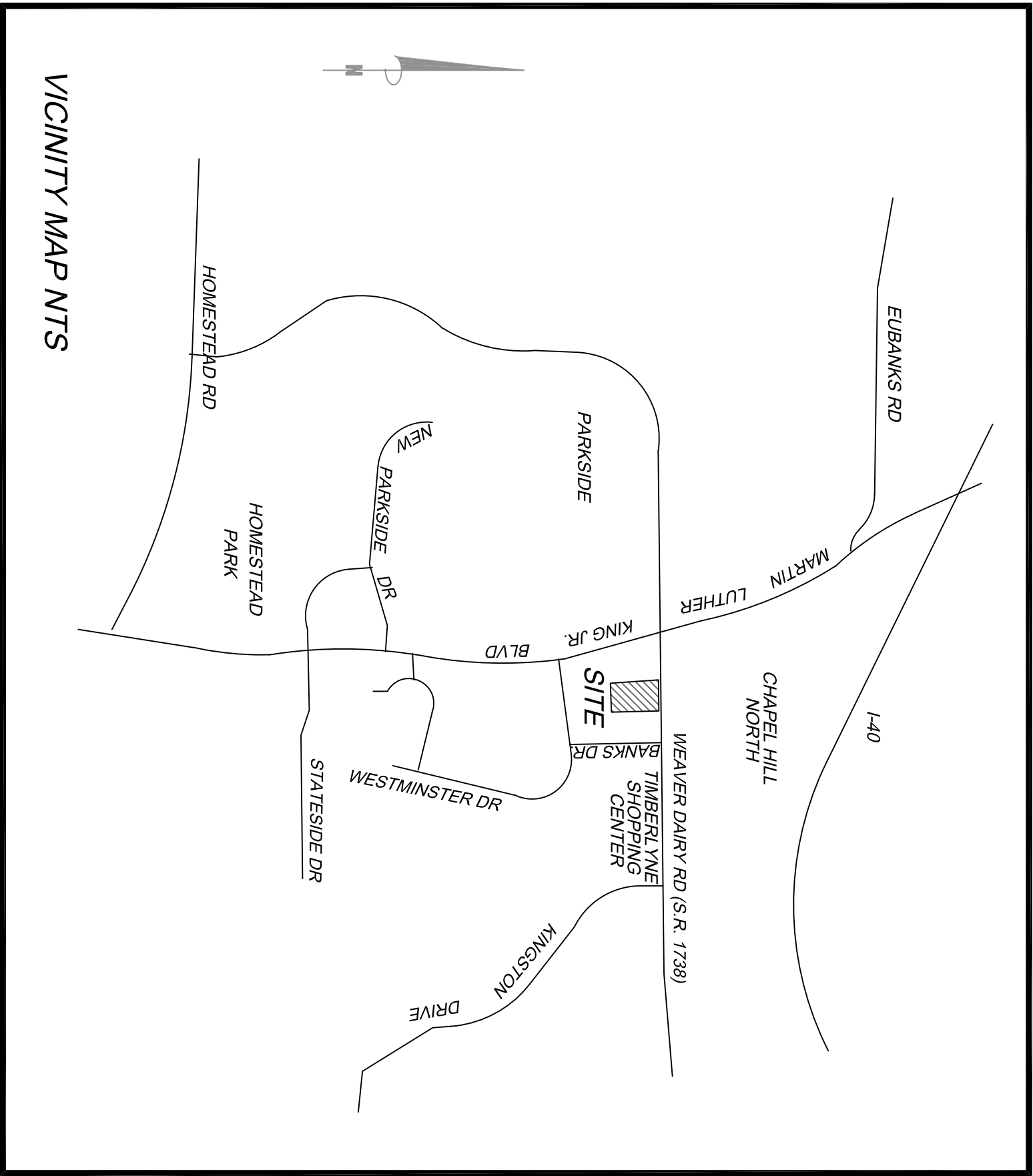
11SIXTY5 WEAVER DAIRY ROAD

1165 WEAVER DAIRY ROAD, CHAPEL HILL, NC 27514

ZONING ATLAS AMENDMENT

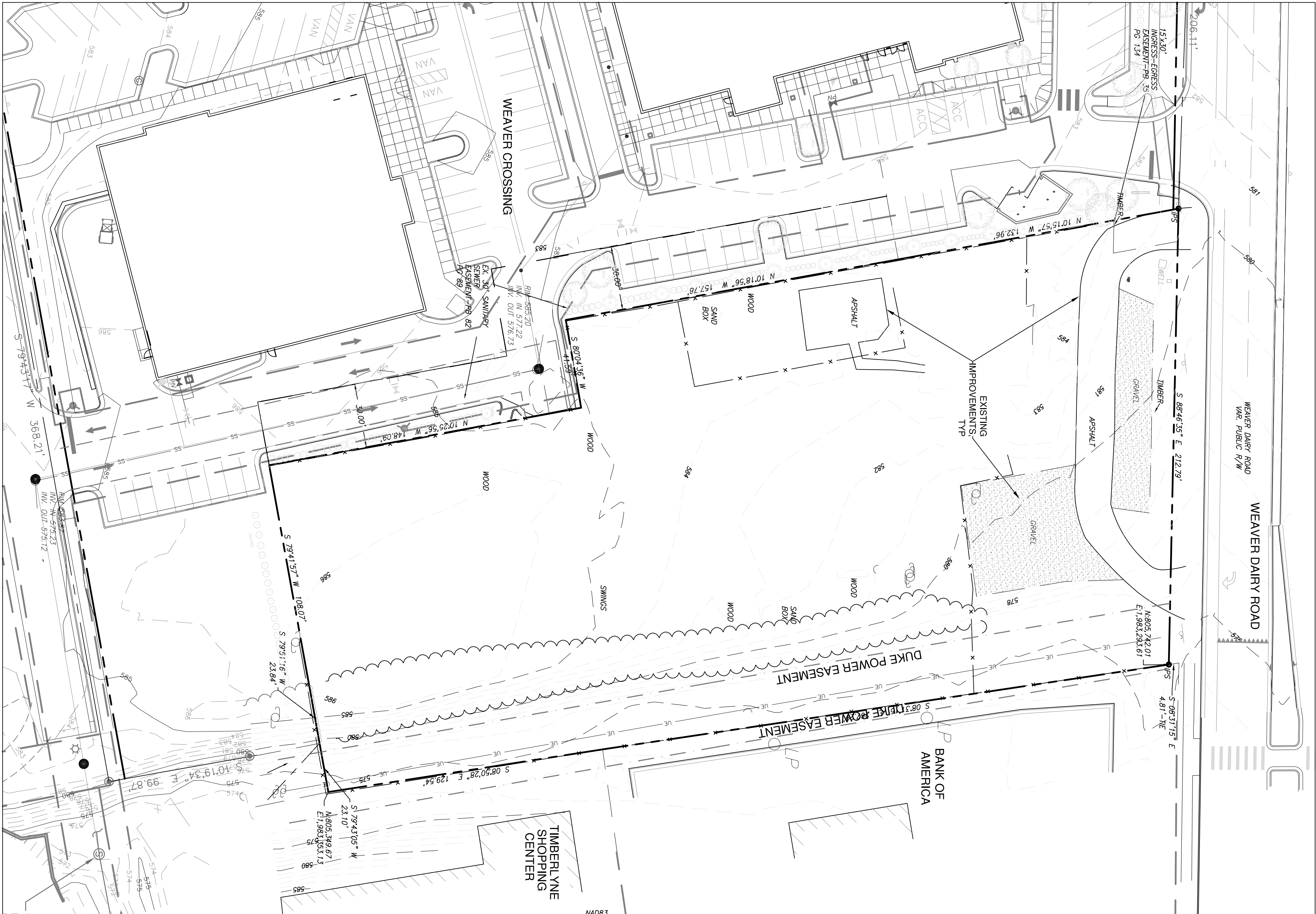
SUBMITTAL: 30 November, 2017

VICINITY MAP



SITE DATA

PROPERTY ADDRESS	1165 WEAVER DAIRY ROAD
PROPERTY OWNER	CONORP LLC
PIN	9880350595
DEED REFERENCE	BOOK 6055 PAGE 590
EXISTING USE	VACANT LAND
LAND AREA	78,557 SF
GROSS LAND AREA	= 78,557 SF X 1.10 = 86,412 SF
EXISTING ZONING	MU-G-1
PROPOSED ZONING	O-3
PIN	9880350595



1
C-1.0
1" = 30'



Coulter
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LICENSE # C-1289 - LANDSCAPE
ARCHITECTURE LICENSE # C-1289



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AIA 2030 Commitment | SUSTAINABILITY

Project:

11SIXTY5
Weaver Dairy
Road
Rezoning

1165 Weaver Dairy Rd,
Chapel Hill, NC 27514

PIN:
9880350595



NOT ISSUED FOR
CONSTRUCTION

Job Number: 1529

Drawn	WJR
Checked	WJR
Date	11-30-17
Revisions	

ZONING ATLAS
AMENDMENT

Sheet title:

EXISTING
CONDITIONS

Sheet Number

C-1.0



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Thames

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LIC # C-1289
ARCHITECTS LIC # C-1416



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AIA 2030 Commitment | SUSTAINABILITY

Project:

11SIXTY5
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Checked: TJS, MJC
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ZONING ATLAS

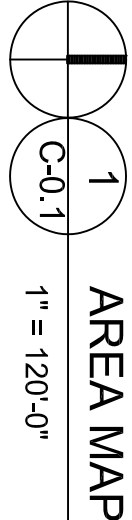
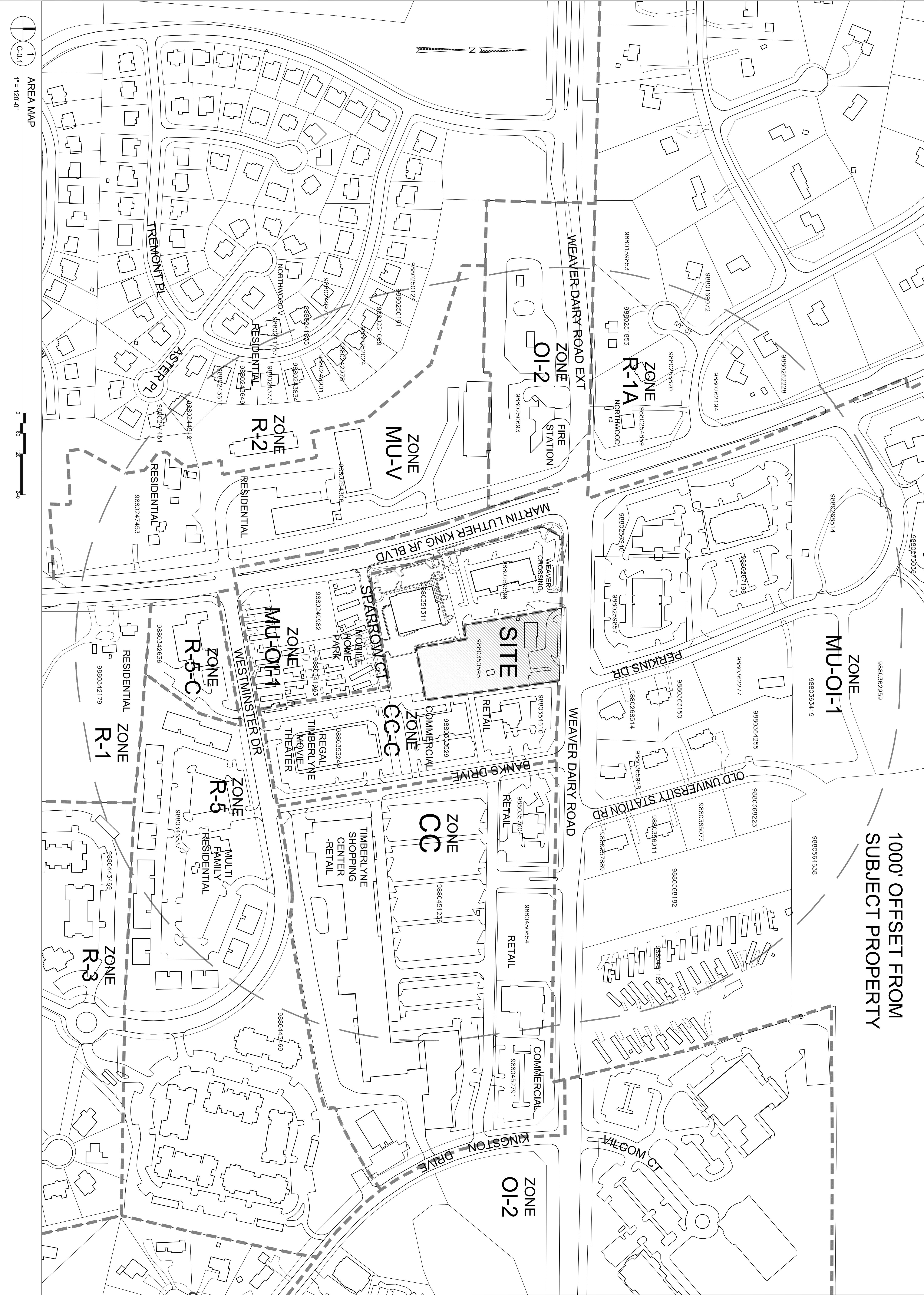
Sheet title:

AREA
MAP

Sheet Number

C-2.0

1000' OFFSET FROM
SUBJECT PROPERTY



AREA MAP

1
C-0.1

1" = 120'-0"

0 60 120 240



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IMAGES OF SITE AND SURROUNDING AREA

1165 WEAVER DAIRY ROAD – ZONING AMENDMENT APPLICATION

November 30, 2017

SITE PHOTOS

View into site from Weaver
Diary Road.



This was the Montessori School building on the development parcel, demolished in 2016



View on Weaver Dairy Road traveling west at the site



Streetview of Weaver Crossing from Weaver Dairy Road



View of clinic buildings across Weaver Dairy Road from site

West property line on site – Duke Energy easement – existing conditions.



Adjacent bank property to the west of the project site – existing buffer conditions.