



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

1. Would this project demonstrate compliance with the Comprehensive Plan?
 - a. Compliance with:
 - Small Area Plan
 - Overlay Zone / NCD
 - Study Area:
 - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
 - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
 - Is the project for ownership or rental?
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. Has the applicant discussed the project with adjacent neighbors?



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9789-93-9745 Date: 10-10-2017

Section A: Project Information

Project Name: Dunkin Donuts Drive Thru

Property Address: 1507 & 1509 E Franklin St Zip Code: 27514

Use Groups (A, B, and/or C): C Existing Zoning District: CC

Project Description: Addition of drive thru lane and landscape island to existing Dunkin Donuts
Improve bicycle and pedestrian access from Franklin St side path

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

Applicant Information (to whom correspondence will be mailed)

Name: The Design Response

Address: PO Box 3585

City: Cary State: NC Zip Code: 27511

Phone: 919-496-2080 Email: jsmyre@thedesignresponse.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: _____

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name: Taylor Family Properties LLC

Address: 1645 Westbrook Plaza Dr

City: Winston-Salem State: NC Zip Code: 27103

Phone: 336-794-1723 Email: Suzanne.ram@taylorcompanies.us

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: _____



Concept Plan Overview

Site Description	
Project Name	Dunkin Donuts Drive Thru
Address	1507 & 1509 East Franklin
Property Description	Taylor Family Property
Existing Land Use	Shopping Center PD-SC
Proposed Land Use	Shopping Center PD-SC
Orange County Parcel Identifier Numbers	9789-93-9745
Existing Zoning	CC
Proposed Zoning	CC
Application Process	Concept Plan -> Modified SUP
Comprehensive Plan Elements	Improves service for lower mobility customers, increases pedestrian and bicycle access, etc.
Overlay Districts	n/a

Regulatory Land Use Intensity

Design/LUMO Standards		Requirement	Proposal	Status
Sec. 3.7	Use/Density	Business, general (retail)	Business general Drive-up window	
Sec 3.8	Net Land Area	Min 5500 sf	67,160 sf (1.53 ac)	
Sec 3.8	Gross Land Area	Min 6050 sf	73,825 sf (1.69 ac)	
Sec. 3.8	Dimensional Standards	Street 22' setback Interior 8' setback Solar 9' setback	22' street setback 8' interior setback 9' solar setback	
Sec. 3.8	Floor area	0.429 (31,670 sf)	10,848 sf	
Sec. 4.5.6	Modification to Regulations		Modify SUP	
Sec. 5.5	Recreation Space	N/a (commercial uses)	N/a	



Site Design

	Design/LUMO Standards		Requirement	Proposal	Status
Landscape	Sec. 5.6	East (side)	Type C	Type C	
	Sec. 5.6	North (rear)	Type C	Type C Alternative	
	Sec. 5.6	South (street)	Type C	Type C	
	Sec. 5.6	West	Type C	Type C	
	Sec. 5.7	Tree Canopy	30%	35%	
	Sec. 5.11	Lighting Plan (footcandles)	Less than 0.3 footcandles offsite	Will meet all requirements	
Environment	Sec. 3.6	Resource Conservation District	n/a	n/a – no streams nearby	
	Sec. 5.18	Jordan Riparian Buffer	n/a	n/a	
	Sec. 5.3.2	Steep Slopes	n/a	n/a	
	Sec. 5.4	Stormwater Management	n/a	n/a	
		Land Disturbance	n/a	n/a	
	Sec. 5.4	Impervious Surface	51,678 (.7 of GLA)	39,217 (.53 of GLA)	
	Sec. 5.13	Solid Waste & Recycling	Must be provided and screened	Provided and screened	
Housing	Sec. 3.10	Affordable Housing Inclusionary Zoning Zoning Policy	n/a	n/a	



Design/LUMO Standards		Requirement	Proposal	Status	
Access & Circulation	Sec. 5.8	Street Standards	n/a	No public streets proposed	
	Sec. 5.8	Vehicular Access	Access to public street	Two driveways off Franklin Street	
	Sec. 5.8	Bicycle Improvements	Provide access and parking	Bicycle parking moved to front patio, new connection to multipath	
	Sec. 5.8	Pedestrian Improvements	Access from existing sidewalk	Direct path from Franklin St multipath to patio/center of frontage	
	Sec. 5.8	Distance from bus stop		65'	
	Sec. 5.8	Transit Improvements	Facilitate public transit if possible	Too small, Near existing bus stops	
	Sec. 5.9	Vehicular Parking Spaces	50-76 spaces	36 Shared between retail and restaurant use. 10 drive thru waiting spaces	
	Sec. 5.9	Bicycle Parking Spaces	10 (20% secure)	8 + 2 secure	
	Sec. 5.9	Parking Lot Standards	Meet design and landscape standards	Dimension, design, and landscape standards met	
Other		Homeowners Association	n/a	n/a	
	Sec. 5.5	Recreation Space	n/a	n/a	
	Sec. 5.12	Utilities	Available	Already provided	
	Sec. 5.16	School Adequate Public Facilities	n/a	n/a	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

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 and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

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	Project Fact Sheet		
X	Statement of Compliance with Design Guidelines (2 copies)		
X	Statement of Compliance with Comprehensive Plan (2 copies)		
n/a	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
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 \$	172.80
X	Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 		
X	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
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 and buffers
- 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) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' 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) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location