



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9788-03-2946 & 0899 & 0940

Date: Dec 28, 2020

Section A: Project Information

Project Name: Peach Apartments

Property Address: 107 & 107 A/B Johnson Sreet

Zip Code: 27514

Use Groups (A, B, and/or C): A

Existing Zoning District: R3

Project Description: Demolish dilapidated building and construct ten (10) affordable dwelling units:

two efficiencies; four one BR; three two BR; and one 3BR units

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

Applicant Information (to whom correspondence will be mailed)

Name: Empowerment, Inc

Address: 109 N. Graham Street, Suite 200

City: Chapel Hill

State: NC

Zip Code: 27514

Phone: 919-967-8779

Email: delores.bailey@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:

Delores Bailey

Date:

1/11/21

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

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Concept Plan Project Fact Sheet

Site Description	
Project Name	PEACH APARTMENTS
Address	107 & 107 A/B JOHNSON STREET
Property Description	LOTS 56 TO 63, COLE HEIGHTS
Existing Land Use	DEMOLISHED UNUSED BUILDING & DILAPIDATED PLAY AREA
Proposed Land Use	TEN (10) AFFORDABLE APARTMENTS
Orange County Parcel Identifier Numbers	9788-03-2946 & 0899 & 0940
Existing Zoning	R-3
Proposed Zoning	R-SS-CZD
Application Process	CONDITIONAL ZONING
Comprehensive Plan Elements	RESIDENTIAL
Overlay Districts	NONE

Topic	Requirement	Proposal	Status
Use/Density (Sec 3.7)	NA	13.5 UN/AC	
Dimensional Standards (Sec. 3.8)	NA	29,258/32,184 SF	
Floor area (Sec. 3.8)	35,402 SF (ALLOWED)	7,697 SF PROPOSED	
Modifications to Regulations (Sec. 4.5.6)	NA	NONE	
Adequate Public Schools (Sec. 5.16)	YES	YES	
Inclusionary Zoning (Sec. 3.10)	YES	YES	
Landscape			
Buffer - North (Sec. 5.6.2)	15 FT	28 FT	
Buffer - East (Sec. 5.6.2)	NA	NA	
Buffer - South (Sec. 5.6.2)	NA	NA	
Buffer - West (Sec. 5.6.2)	NA	NA	



Tree Canopy (Sec. 5.7)	YES	YES
Landscape Standards (Sec. 5.9.6)	YES	YES
Environment		
Resource Conservation District (Sec. 3.6)	NA	NA
Erosion Control (Sec. 5.3.1)	YES	YES
Steep Slopes (Sec. 5.3.2)	MANMADE	NO DISTURBANCE; STORM OUTLET
Stormwater Management (Sec. 5.4)	YES	YES
Land Disturbance	10,420 SF	12,578 SF PROPOSED
Impervious Surface (Sec. 3.8)	5,141 SF	6,437 SF PROPOSED
Solid Waste & Recycling	ROLL CARTS	ROLL CARTS
Jordan Riparian Buffer (Sec. 5.18)	NA	NA
Access and Circulation		
Road Improvements (Sec. 5.8)	NA	NA
Vehicular Access (Sec. 5.8)	EXISTING	EXISTING
Bicycle Improvements (Sec. 5.8)	NONE	4 SPACES
Pedestrian Improvements (Sec. 5.8)	NONE	ON SITE WALKWAYS
Traffic Impact Analysis (Sec. 5.9)	NA	NA
Vehicular Parking (Sec. 5.9)	± 4 SPACES	7 SPACES PROPOSED; TOTAL: 11 SPACES
Transit (Sec. 5.8)	YES, WALKABLE	YES, WALKABLE
Bicycle Parking (Sec. 5.9)	NONE	4 SPACES
Parking Lot Standards (Sec. 5.9)	NO	YES
Technical		



Fire	YES	YES + SPRINKLED	
Site Improvements	YES	YES	
Schools Adequate Public Facilities (Sec. 5.16)	NO	YES	
Recreation Area (Sec. 5.5)	YES	YES	
Lighting Plan (Sec. 5.11)	YES	YES	
Homeowners Association (Sec. 4.6)	NA	NA	

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.

<input checked="" type="checkbox"/>	Application fee (refer to fee schedule)	Amount Paid \$ <input type="text" value="380,00"/>
<input checked="" type="checkbox"/>	Pre-application meeting – with appropriate staff	
<input checked="" type="checkbox"/>	Digital Files - provide digital files of all plans and documents	
<input checked="" type="checkbox"/>	Concept Project Fact Sheet	
<input checked="" type="checkbox"/>	Statement of Compliance with Design Guidelines (1 copies)	
<input checked="" type="checkbox"/>	Statement of Compliance with Comprehensive Plan (1 copies)	
<input checked="" type="checkbox"/>	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)	
<input checked="" type="checkbox"/>	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)	
<input checked="" type="checkbox"/>	Mailing fee for above mailing list	Amount Paid \$ <input type="text"/>
<input checked="" type="checkbox"/>	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 	
<input checked="" type="checkbox"/>	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals	
<input checked="" type="checkbox"/>	Reduced Site Plan Set (reduced to 8.5"x11")	

Plan Sets (1 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