



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. How is the application compatible with the surrounding neighborhood and/or district?
10. Has the applicant discussed the project with adjacent neighbors?



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9789455646 Date: 8/20/2021

Section A: Project Information

Project Name: 710 N Estes Townhomes

Property Address: N Estes Dr and Somerset Dr Zip Code: 27514

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

Project Description: Townhome development

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

Applicant Information (to whom correspondence will be mailed)

Name: McAdams

Address: 2905 Meridian Parkway

City: Durham State: NC Zip Code: 27713

Phone: 919-361-5000 Email: hardesty@mcadamsco.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: *Jessie Hardesty* Date: 8/24/2021

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Lock7 Development

Address: 1501 11th St NW #2

City: Washington State: DC Zip Code: 20001

Phone: (202) 670-1360 Email: david@lock7.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: *David Gorman* Date: 8/24/21



Concept Plan Project Fact Sheet

Site Description	
Project Name	710 N Estes Townhomes
Address	N Estes Dr & Somerset Dr
Property Description	Vacant property situated between future Aura development and Azalea Estates Gracious Retirement Living
Existing Land Use	Vacant
Proposed Land Use	Residential / townhomes
Orange County Parcel Identifier Numbers	9789455646
Existing Zoning	R-1
Proposed Zoning	R-5-CZD
Application Process	CZP AND ZCP
Comprehensive Plan Elements	See Comp Plan Statements
Overlay Districts	None

Topic	Requirement	Proposal	Status
Use/Density (Sec 3.7)	Max 15 du/ac	~10 du/ac	
Dimensional Standards (Sec. 3.8)	Street setbacks: 20' Interior lot setbacks: 6' Solar setback: 8'	Street setbacks: 20' Interior lot setbacks: 6' Solar setback: 8'	
Floor area (Sec. 3.8)	.303	+/- .500	
Modifications to Regulations (Sec. 4.5.6)		TBD	
Adequate Public Schools (Sec. 5.16)	LUMO	Comply with LUMO	
Inclusionary Zoning (Sec. 3.10)	15%	See Project Narrative	
Landscape			
Buffer – North (Sec. 5.6.2)	10' Type B	10' Type B	
Buffer – East (Sec. 5.6.2)	10' Type B	10' Type B	
Buffer – South (Sec. 5.6.2)	15' Type B	15' Type B	
Buffer - West (Sec. 5.6.2)	10' Type B	10' Type B	



Tree Canopy (Sec. 5.7)	30%	30%	
Landscape Standards (Sec. 5.9.6)	LUMO	Meet code requirements	
Environment			
Resource Conservation District (Sec. 3.6)	RCA located in southwest corner	RCA to be left undisturbed	
Erosion Control (Sec. 5.3.1)	LUMO	Meet code requirements	
Steep Slopes (Sec. 5.3.2)	LUMO	Avoiding steep slopes within stream buffer, some steep slopes will be graded near center of the site	
Stormwater Management (Sec. 5.4)	LUMO	Underground stormwater facility	
Land Disturbance	LUMO	~6.25 acres	
Impervious Surface (Sec. 3.8)	50%	46%	
Solid Waste & Recycling	solid waste management plan, including a recycling plan and a plan for managing and minimizing construction debris	plans provided at later date; meet code requirements	
Jordan Riparian Buffer (Sec. 5.18)	Outside of buffer	N/A	
Access and Circulation			
Road Improvements (Sec. 5.8)	TBD	TBD	
Vehicular Access (Sec. 5.8)	LUMO/Design Manual	Access from Somerset and future Aura project	
Bicycle Improvements (Sec. 5.8)	Multi-use path proposed on Estes on the Mobility & Connectivity Plan	Provide multi-use path on Estes	
Pedestrian Improvements (Sec. 5.8)	Multi-use path proposed on Estes on the Mobility & Connectivity Plan	Provide multi-use path on Estes	
Traffic Impact Analysis (Sec. 5.9)	Required by LUMO	To be conducted	
Vehicular Parking (Sec. 5.9)	LUMO	Meet code requirements (~1.5 spaces/unit)	
Transit (Sec. 5.8)	Transit route and existing bus stop adjacent to property on Estes	N/A	
Bicycle Parking (Sec. 5.9)	1 per 4 du	~20 spaces	
Parking Lot Standards (Sec. 5.9)	LUMO	Meet Code Requirements	
Technical			



Fire	LUMO/Design Manual	Met with Tommy Gregory to confirm fire was being properly addressed in concept layout	
Site Improvements		Multi-use path on Estes Dr, improvements to Somerset and/or Estes as determined by TIA	
Schools Adequate Public Facilities (Sec. 5.16)	LUMO	TBD	
Recreation Area (Sec. 5.5)	.050	.050	
Lighting Plan (Sec. 5.11)	LUMO	UNK	
Homeowners Association (Sec. 4.6)	LUMO	TBD	

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 \$	380.00
x	Pre-application meeting – with appropriate staff (with Fire Department)		
x	Digital Files - provide digital files of all plans and documents		
x	Concept Project Fact Sheet		
x	Statement of Compliance with Design Guidelines (1 copies)		
x	Statement of Compliance with Comprehensive Plan (1 copies)		
x	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 \$	101.00
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		
n/a	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