



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](mailto: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): 978144852,978130667,978238844,9787244637,9787241209 Date 11/10/21

## Section A: Project Information

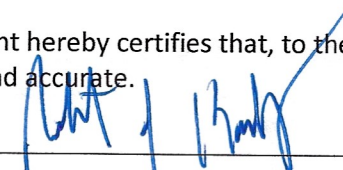
Project Name: South Creek Mixed Use Project  
Property Address: US 15/501 Chapel Hill, NC Zip Code: 27516  
Use Groups (A, B, and/or C): \_\_\_\_\_ Existing Zoning District: DA-1  
Project Description: To develop an existing vacant parcel of property to a mixed-use development along US 15-501 across From Southern Village and the Southern Community Park.

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

### Applicant Information (to whom correspondence will be mailed)

Name: Beechwood Obey Creek, LLC  
Address: 7621 Little Avenue, Suite 111  
City: Charlotte State: NC Zip Code: 28226  
Phone: 704.582.3989 Email: [bkardos@beechwoodhomes.com](mailto:bkardos@beechwoodhomes.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.

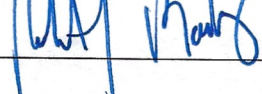
Signature:  Date: 11/10/21

### Owner/Contract Purchaser Information:

Owner  Contract Purchaser

Name: Bob Kardos  
Address: 7621 Little Avenue, Suite 111  
City: Charlotte State: NC Zip Code: 28226  
Phone: 704.582.3989 Email: [bkardos@beechwoodhomes.com](mailto:bkardos@beechwoodhomes.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: 11/10/21



## Concept Plan Project Fact Sheet

Site Description	
Project Name	South Creek Mixed Use Project
Address	US 15-501, Chapel Hill, NC
Property Description	120-acre vacant property with 80-acre natural preserve
Existing Land Use	Vacant
Proposed Land Use	Mixed Use Development
Orange County Parcel Identifier Numbers	978144852, 978130667, 978238844, 9787244637, 9787241209
Existing Zoning	DA-1
Proposed Zoning	MU-V-CZD (Mixed Use Village Conditional Zoning District)
Application Process	Concept Plan Submission / Conditional Zoning
Comprehensive Plan Elements	See attached narrative
Overlay Districts	Resource Conservation District

Topic	Requirement	Proposal	Status
<b>Use/Density</b> ( <a href="#">Sec 3.7</a> )	20 Units / Acre per Table 3.8.1	650 units: +/- 20 units / acre on area to be developed; with natural preserve, site is approx.. 120 acres total	
<b>Dimensional Standards</b> ( <a href="#">Sec. 3.8</a> )	Frontage: 40' Min; Street Setback: N/A; Interior Setback 0'; Solar Setback: 20'	To be finalized with Conditional Zoning	
<b>Floor area</b> ( <a href="#">Sec. 3.8</a> )	0.500 per Table 3.8.1	To be finalized with Conditional Zoning but less than 1M SF total	
<b>Modifications to Regulations</b> ( <a href="#">Sec. 4.5.6</a> )	To be determined	To be determined and included as part of the conditional use	
<b>Adequate Public Schools</b> ( <a href="#">Sec. 5.16</a> )	Unknown	Unknown	
<b>Inclusionary Zoning</b> ( <a href="#">Sec. 3.10</a> )	15%	See Developer Program	
<b>Landscape</b>			
<b>Buffer – North</b> ( <a href="#">Sec. 5.6.2</a> )	15'	Meet code requirements at a minimum	
<b>Buffer – East</b> ( <a href="#">Sec. 5.6.2</a> )	0'	Meet code requirements at a minimum	



<b>Buffer – South</b> ( <a href="#">Sec. 5.6.2</a> )	0'	Meet code requirements at a minimum	
<b>Buffer - West</b> ( <a href="#">Sec. 5.6.2</a> )	0'	Meet code requirements at a minimum	
<b>Tree Canopy</b> ( <a href="#">Sec. 5.7</a> )	40%	40%	
<b>Landscape Standards</b> ( <a href="#">Sec. 5.9.6</a> )	Parking Island every 10 spaces	Greenspace/ Islands provided as needed in parking areas	
<b>Environment</b>			
<b>Resource Conservation District</b> ( <a href="#">Sec. 3.6</a> )	RCD bisects the site	RCD will include constructed wetlands and/or enhanced swales, educational signage and trails to highlight the features/ benefits of RCD.	
<b>Erosion Control</b> ( <a href="#">Sec. 5.3.1</a> )	LUMO	Meet code requirements at a minimum	
<b>Steep Slopes</b> ( <a href="#">Sec. 5.3.2</a> )	LUMO	Steep slopes will be avoided when practical.	
<b>Stormwater Management</b> ( <a href="#">Sec. 5.4</a> )	LUMO	Project will integrate measures to include bioretention; underground detention; rain gardens and enhanced swales	
<b>Land Disturbance</b>	LUMO	Acreage to be determined, upland from stream side buffer on west side of Wilson Ck	
<b>Impervious Surface</b> ( <a href="#">Sec. 3.8</a> )	LUMO	To be determined.	
<b>Solid Waste &amp; Recycling</b>	SW management plan; recycling plan; minimize construction debris	Meet code requirements. Plans will be provided at a later time as part of the planning process	
<b>Jordan Riparian Buffer</b> ( <a href="#">Sec. 5.18</a> )	Outside of buffer	N/A	
<b>Access and Circulation</b>			
<b>Road Improvements</b> ( <a href="#">Sec. 5.8</a> )	Offsite improvements are to be determined	Offsite improvements are to be determined	
<b>Vehicular Access</b> ( <a href="#">Sec. 5.8</a> )	LUMO / Design Manual	Full access movements to align with Sumac Road and Market Street. (2 access points)	
<b>Bicycle Improvements</b> ( <a href="#">Sec. 5.8</a> )	Refer to the Town Mobility and Connectivity Plan	Multi-use path proposed along Highway 15-501	
<b>Pedestrian Improvements</b> ( <a href="#">Sec. 5.8</a> )	Refer to the Town Mobility and Connectivity Plan	Multi-use path proposed along Highway 15-501; Interconnected sidewalks within development and connection to Southern Village	
<b>Traffic Impact Analysis</b> ( <a href="#">Sec. 5.9</a> )	As required by LUMO	To be conducted	



<b>Vehicular Parking</b> (Sec. 5.9)	As required by LUMO	Meet code requirements at a minimum. 44 retail spaces shown	
<b>Transit</b> (Sec. 5.8)	Transit route and existing bus stop for NS Route adjacent to site	Offsite improvements are to be determined	
<b>Bicycle Parking</b> (Sec. 5.9)	As required by LUMO	Meet code requirements at a minimum.	
<b>Parking Lot Standards</b> (Sec. 5.9)	Offsite improvements are to be determined	Offsite improvements are to be determined	
<b>Technical</b>			
<b>Fire</b>	As required by LUMO	Meet code requirements at a minimum to address access	
<b>Site Improvements</b>	As required by LUMO	Meet code requirements at a minimum	
<b>Schools Adequate Public Facilities</b> (Sec. 5.16)	As required by LUMO	To be determined	
<b>Recreation Area</b> (Sec. 5.5)	Currently as per developer agreement	0.046 for MU-V-CZD. Actual requirements shall be per the revised developer agreement	
<b>Lighting Plan</b> (Sec. 5.11)	As required by LUMO	Meet code requirements at a minimum	
<b>Homeowners Association</b> (Sec. 4.6)	As required by LUMO	A declaration of covenant and restrictions and an association are to be determined and provided at a later time.	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	<b>M</b>	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](mailto:planning@townofchapelhill.org).

X	<b>Application fee</b> ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	380.00
X	<b>Pre-application meeting</b> – with appropriate staff		
X	<b>Digital Files</b> - provide digital files of all plans and documents		
X	<b>Concept Project Fact Sheet</b>		
X	<b>Statement of Compliance with Design Guidelines</b> (1 copies)		
X	<b>Statement of Compliance with Comprehensive Plan</b> (1 copies)		
X	<b>Affordable Housing Proposal, if applicable</b> (Rezoning Policy or Inclusionary Ordinance)		
X	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
X	<b>Mailing fee for above mailing list</b>	Amount Paid \$	216.00
X	<b>Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:</b>		
	<ul style="list-style-type: none"> <li>● Natural features of site</li> <li>● Access, circulation, and mitigation of traffic impacts</li> <li>● Arrangement and orientation of buildings</li> <li>● Natural vegetation and landscaping</li> <li>● Impact on neighboring properties</li> <li>● Erosion, sedimentation, and stormwater</li> </ul>		
X	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> - necessary for all submittals		
X	<b>Reduced Site Plan Set (reduced to 8.5"x11")</b>		

## 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