



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9880 56 4638

Date: 21 July 2022

Section A: Project Information

Project Name: Lullwater Park

Property Address: 860 Weaver Dairy Road

Zip Code: 27514

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

Existing Zoning District: MU-OI-1,R3

Project Description: Multifamily, townhome & carriage home residential (app 489 units), 724 parking spaces, parking deck, underground storm detention facility, ancillary retail

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

Applicant Information (to whom correspondence will be mailed)

Name: CJT, PA Attn: Wendi Ramsden

Address: 111 W Main Street

City: Durham

State: NC

Zip Code: 27701

Phone: (919) 682-0368

Email: wramsdn@cjtpe.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: *Wendi Ramsden*

Date: 7.21.2022

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: NGI Acquisitions, LLC a Georgia limited liability company

Address: c/o Novare Group, 1545 Peachtree Street NW, Suite 260

City: Atlanta

State: GA

Zip Code: 30309

Phone: (404) 961-9888

Email: tandersen@novaregroup.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: *Todd C. Anderson*

Date: 7-21-22

**Lullwater Park
Concept Plan
860 Weaver Dairy Road**

APPLICATION QUESTIONS

Concept Plan Submittal

July 21, 2022

1. Would this project demonstrate compliance with the Comprehensive Plan?
Compliance with:
 - Small Area Plan – *Complies with the design guidelines described in the 2008 Northern Area Task Force Plan, and with the general mix of uses for the larger area represented in that plan.*
 - Overall Zone / NCD – *N/A*
 - Study Area – *N/A*
 - Land Use Plan – *Complies with the guidelines and design as characterized for the North Martin Luther King Jr Focus Area as described in the Future Land Use Map update December 2020*

2. Would the proposed project comply with the Land Use map?
Yes, the project complies with the 2008 Northern Area Task Force Report and with the December 2020 Future Land Use Map report.

3. Would the proposed project require a rezoning:
Yes.

4. What is the proposed zoning district?
CZ-OI-3. The applicant will work with Planning during the Conditional Rezoning phase to ensure the proposed zoning district is appropriate.

5. Would the proposed project require modifications to the existing regulations?
Yes. The project has isolated components that will intrude into the 100' landscape buffer against the I-40 corridor. The project would disturb RCD zones for road and greenway trail installation. Potentially some RCD disturbance will be required for parking / project grading. The project would include impervious surface in RCD zone for road and greenway trail installation.

6. If there is a residential component to the project, does the applicant propose to address affordable housing?
Yes. Affordable housing is addressed in the narrative.
 - a. Has the applicant presented its concept plan to the Housing Advisory Board?

No. This will happen during the concept plan review process.

- b. Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations, and options?

Yes.

- c. Is the project for ownership or rental?

Rental.

7. Are there existing conditions that impact the site design (ie: 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)

Yes

There are multiple perennial and intermittent streams running north/south through the property. These all have RCD zones associated with them.

The property is forested. A significant amount of forest will be retained.

The property has multiple utility corridors and related easements – electrical cross-country transmission corridor, more local transmission corridor, sanitary sewer main.

8. Has the applicant addressed traffic impacts? Traffic and circulation issues?

A TIA will be commissioned at the time of formal conditional zoning application.

9. How is the application compatible with the surrounding neighborhood and/or district?

As a multi-family residential project with townhomes and carriage homes, the project is compatible with existing uses and the Town's master planning effort for this and adjacent parcels. Adjacent existing developments include these products.

10. Has the applicant discussed the project with adjacent neighbors?

The developer has started engaging with some neighbors.



Concept Plan Project Fact Sheet

| Site Description | |
|-----------------------------------------|-------------------------------------------------------------------------------------|
| Project Name | Lullwater Park |
| Address | 860 Weaver Dairy Road |
| Property Description | Between I-40, University Station Rd, Weaver Dairy Rd, Coventry |
| Existing Land Use | undeveloped - forested |
| Proposed Land Use | multi-family residential incl townhomes and carriage homes |
| Orange County Parcel Identifier Numbers | 9880 56 4638 |
| Existing Zoning | MU-OI-1 and R-3 |
| Proposed Zoning | CZ-OI-3 Applicant will work with Planning at CZ application to rezone appropriately |
| Application Process | concept plan |
| Comprehensive Plan Elements | |
| Overlay Districts | RCD |

| Topic | Requirement | Proposal | Status |
|-----------------------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------------------|--------|
| Use/Density (Sec. 3.7) | multi family residential permitted | multi-family residential | ✓ |
| Dimensional Standards (Sec. 3.8) | 2000 sf min lot size, 15' frontage 0 setbacks | will meet code | ✓ |
| Floor area (Sec. 3.8) | .500 | .237 | ✓ |
| Modifications to Regulations (Sec. 4.5.6) | intrusion into highway buffer, RCD intrusion | some modifications will be requested during CZ process | M |
| Adequate Public Schools (Sec. 5.16) | | to be determined at CZ phase | UNK |
| Inclusionary Zoning (Sec. 3.10) | | developer working with Town staff | ✓ |
| Landscape | | | |
| Buffer – North (Sec. 5.6.2) | 100' | 85'-100' | M |
| Buffer – East (Sec. 5.6.2) | 10' | 10' | ✓ |
| Buffer – South (Sec. 5.6.2) | unknown | request for unplanted buffers in places along electric easment | M |
| Buffer - West (Sec. 5.6.2) | 10' | 10' | ✓ |



| | | | |
|--------------------------------------------------------------------|-----------------------------------|-----------------------------------------------------------------------|----|
| Tree Canopy (Sec. 5.7) | min 30% | 33% | ✓ |
| Landscape Standards (Sec. 5.9.6) | | exceptions may be requested where utility easements preclude planting | ✓ |
| Environment | | | |
| Resource Conservation District (Sec. 3.6) | present on site | modifications will be requested to disturb RCD and add impervious | M |
| Erosion Control (Sec. 5.3.1) | required | will meet State regulations | ✓ |
| Steep Slopes (Sec. 5.3.2) | present on site | steep slope disturbance may be exceeded | M |
| Stormwater Management (Sec. 5.4) | will be required | will meet code - underground detention expected | ✓ |
| Land Disturbance | | approx 25 ac, 56% | NA |
| Impervious Surface (Sec. 3.8) | max 70 % | 38% | ✓ |
| Solid Waste & Recycling | required | will be provided | ✓ |
| Jordan Riparian Buffer (Sec. 5.18) | present | will be crossed with roads, trails, and utilities | M |
| Access and Circulation | | | |
| Road Improvements (Sec. 5.8) | required | new public street proposed | ✓ |
| Vehicular Access (Sec. 5.8) | required | 3 locations proposed | ✓ |
| Bicycle Improvements (Sec. 5.8) | required | proposed | ✓ |
| Pedestrian Improvements (Sec. 5.8) | required | proposed | ✓ |
| Traffic Impact Analysis (Sec. 5.9) | required | will be submitted with CZ application | ✓ |
| Vehicular Parking (Sec. 5.9) | min 587 spaces, max 737 spaces | max 724 spaces | ✓ |
| Transit (Sec. 5.8) | | | NA |
| Bicycle Parking (Sec. 5.9) | required | will meet code | ✓ |
| Parking Lot Standards (Sec. 5.9) | | will meet code | ✓ |
| Technical | | | |



| | | | |
|----------------------------------------------------------------------------|-----------------------|-------------------------------|----------|
| | | | |
| Fire | | will meet code | ✓ |
| Site Improvements | | will meet code | ✓ |
| Schools Adequate Public Facilities (Sec. 5.16) | | to be determined at CZ phase | UNK |
| Recreation Area (Sec. 5.5) | .218 ratio 472,439 sf | modification request possible | M |
| Lighting Plan (Sec. 5.11) | | provided at CZ submittal | ✓ |
| Homeowners Association (Sec. 4.6) | | | UNK |

| 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.

| | | |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| | Application fee (refer to fee schedule) | Amount Paid \$ <input style="width: 100px;" type="text"/> |
| n/a | Pre-application meeting – with appropriate staff | |
| 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) | |
| | Mailing fee for above mailing list | Amount Paid \$ <input style="width: 100px;" type="text"/> |
| 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 | |
| | 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