



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): 9799125797

Date: 8/27/19

Section A: Project Information

Project Name: University Place

Property Address: 201 S. Estes Drive

Zip Code: 27514

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

Existing Zoning District: CC

Project Description:

Redevelopment of existing commercial mall

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

Applicant Information (to whom correspondence will be mailed)

Name: Charlie Yokley

Address: 2905 Meridian Parkway

City: Durham

State: NC

Zip Code: 27713

Phone: 919-287-0761

Email: yokley@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: 

Date: 8-27-19

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: RRPV UNIVERSITY CHAPEL HILL LP attn: Ashley Saulpaugh

Address: 127 W. Worthington Avenue Suite 290

City: Charlotte

State: NC

Zip Code: 28203

Phone: 704-377-6730

Email: asaulpaugh@ramrealestate.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: 8/26/19



Concept Plan Project Fact Sheet

Site Description	
Project Name	University Place
Address	201 S. Estes Drive
Property Description	Existing commercial mall at the intersection of S. Estes and Fordham
Existing Land Use	Commercial
Proposed Land Use	Mixed-Use
Orange County Parcel Identifier Numbers	9799125797
Existing Zoning	CC
Proposed Zoning	
Application Process	Rezoning and SUP
Comprehensive Plan Elements	Complies with Comprehensive Plan Goals
Overlay Districts	RCD

Topic	Requirement	Proposal	Status
Use/Density (Sec. 3.7)	A, B & C / 15 du per acre	A, B & C / 15 du per acre	
Dimensional Standards (Sec. 3.8)	Per CC Zoning	Per CC Zoning	
Floor area (Sec. 3.8)	.429	.429	
Modifications to Regulations (Sec. 4.5.6)	N/A	N/A	
Adequate Public Schools (Sec. 5.16)	X	X	
Inclusionary Zoning (Sec. 3.10)	X	X	
Landscape			
Buffer – North (Sec. 5.6.2)	D	D	
Buffer – East (Sec. 5.6.2)	D	D	
Buffer – South (Sec. 5.6.2)	D	D	
Buffer - West (Sec. 5.6.2)	D	D	



Tree Canopy
([Sec. 5.7](#))

30%

Parcel is developed

Landscape Standards
([Sec. 5.9.6](#))

Per Section 5.9.6

Redevelopment will bring the parcel into greater compliance

Environment

Resource Conservation District ([Sec. 3.6](#))

SFHA

SFHA

Erosion Control
([Sec. 5.3.1](#))

Yes

Yes

Steep Slopes
([Sec. 5.3.2](#))

No

No

Stormwater Management
([Sec. 5.4](#))

Yes

Redevelopment will bring the parcel into greater compliance

Land Disturbance

Impervious Surface
([Sec. 3.8](#))

.5 / .7

Redevelopment will bring the parcel into greater compliance

Solid Waste & Recycling

Yes

Yes

Jordan Riparian Buffer ([Sec. 5.18](#))

N/A

N/A

Access and Circulation

Road Improvements
([Sec. 5.8](#))

As required by TIA

As required by TIA

Vehicular Access
([Sec. 5.8](#))

As shown on concept

As shown on concept

Bicycle Improvements
([Sec. 5.8](#))

Connection to new and existing public facilities

Pedestrian Improvements
([Sec. 5.8](#))

Connection to new and existing public facilities

Traffic Impact Analysis
([Sec. 5.9](#))

Required

Requested

Vehicular Parking
([Sec. 5.9](#))

Per Section 5.9

Per Section 5.9

Transit
([Sec. 5.8](#))

Bicycle Parking
([Sec. 5.9](#))

Per Section 5.9

Per Section 5.9

Parking Lot Standards
([Sec. 5.9](#))

Per Section 5.9

Per Section 5.9

Technical



Fire

Site

Improvements

Schools Adequate

Public Facilities

([Sec. 5.16](#))

Recreation Area

([Sec. 5.5](#))

Lighting Plan

([Sec. 5.11](#))

Homeowners

Association

([Sec. 4.6](#))

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Per LUMO

Per LUMO

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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 \$
- Pre-application meeting** – with appropriate staff
- Digital Files** - provide digital files of all plans and documents
- Concept Project Fact Sheet**
- Statement of Compliance with Design Guidelines** (1 copies)
- Statement of Compliance with Comprehensive Plan** (1 copies)
- Affordable Housing Proposal, if applicable** (Rezoning Policy or Inclusionary Ordinance)
- 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 \$
- Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:**
 - 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
- 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