

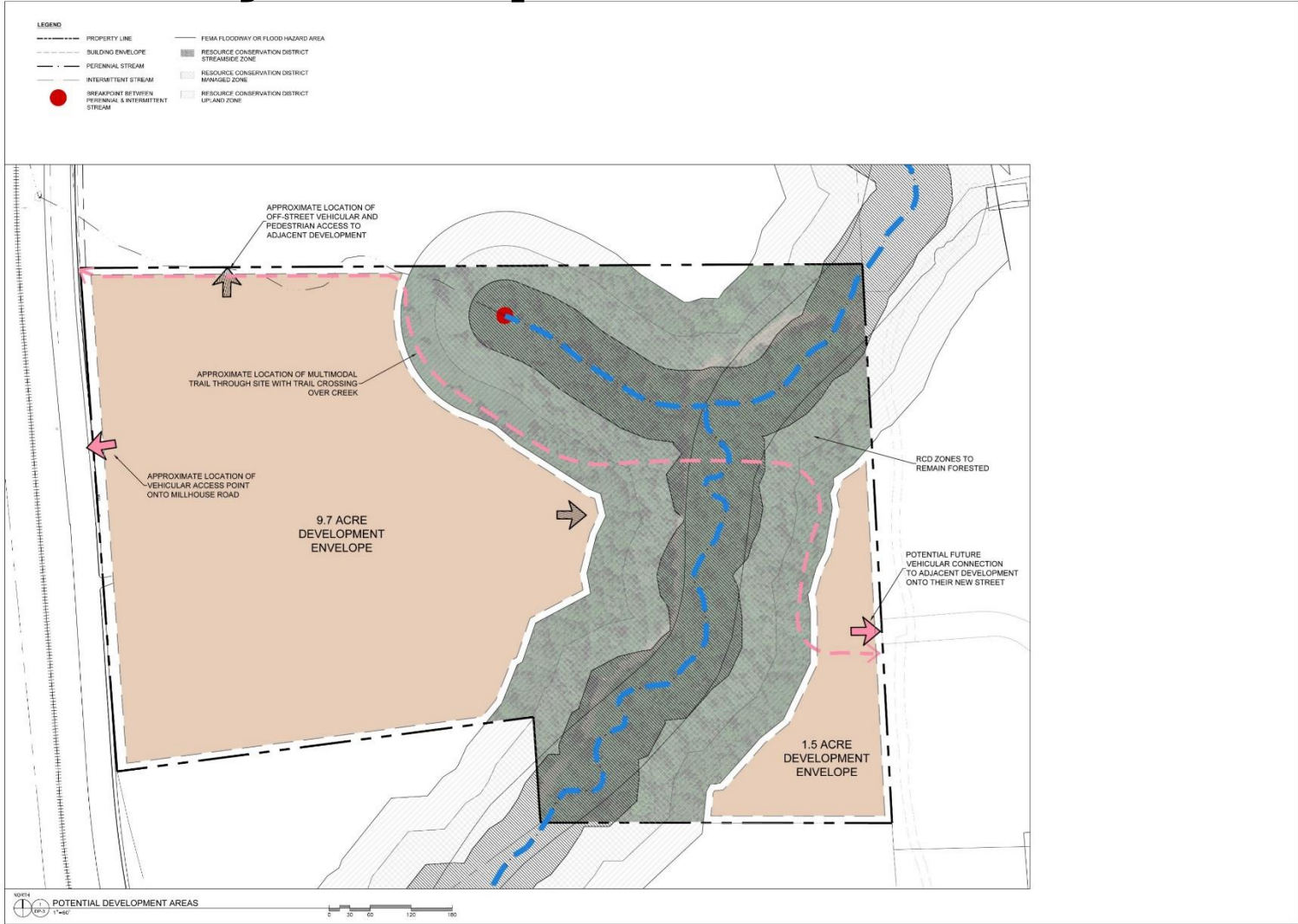
Concept Plan
Project Triumph
7300 Millhouse Road

Presentation to the:
Chapel Hill Town Council

20 June 2018



Project Triumph 7300 Millhouse Road



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PROJECT
PROJECT TRIUMPH
7300 MILLHOUSE ROAD
CHAPEL HILL, NC 27517

Job Number 1832
Checked: R.S. MC
Checked: R.S.
Date: 6/20/19
Revisions:

CDD APPLICATION NOT BUILT FOR CONSTRUCTION

POTENTIAL DEVELOPMENT AREAS

Development Plan



Project Triumph 7300 Millhouse Road

Conditions for Rezoning

1. Conformance with LUMO and Town Code
2. Conformance with Comprehensive Plan
3. Compatibility with Adjacent Uses
4. Mitigation of Impacts on Surrounding Properties and Town
5. Harmonious with Existing and Proposed Built Systems
6. Harmonious with Natural Systems

Development Plan



Project Triumph 7300 Millhouse Road

Questions



Project Triumph 7300 Millhouse Road



Neighborhood Aerial Photo



Project Triumph 7300 Millhouse Road

PIN 9870-89-2007

ENVIRONMENTAL CONSTRAINTS JORDAN BUFFER
RESOURCE CONSERVATION DISTRICT
FEMA FLOODWAY AND FLOOD HAZARD ZONE AE

LAND AREA 835,568 SF / 19.182 AC

USE GROUP: B and C
PROPOSED USES INCLUDE: PERMITTED AS A PRINCIPAL USE: MANUFACTURING – LIGHT, RESEARCH ACTIVITIES – LIGHT, BUSINESS – OFFICE
PERMITTED AS AN ACCESSORY USE:
YZ USES: NONE ANTICIPATED
Z USES: BUSINESS – OFFICE TYPE

PROPOSED FLOOR AREA: 110,000 SF
OFFICE, RESEARCH LAB, & LIGHT MANUFACTURING

MAXIMUM BUILDING HEIGHT: 90 FT.

REQUIRED PARKING: WILL DEPEND ON FINAL BREAKDOWN OF USES IN THE BUILT SPACE

PROPOSED PARKING: APPROXIMATELY 275 SPACES
PARKING ON SITE WILL FALL WITHIN THE RANGE STIPULATED BY THE LUMO FOR EACH USE TYPE THIS INFORMATION WILL BE INCLUDED AT ZCP PERMITTING STAGE.

INTERNAL DRIVEWAYS WILL BE PRIVATE

MAX. PROPOSED IMPERVIOUS SURFACE AREA: MAXIMUM 60% OF SITE

TREE COVERAGE AREA: REQUIRED – 835,568 SF x 20% = 167,114 SF
PROVIDED – MINIMUM 200,000 SF TREE PRESERVATION AREA

TRANSPORTATION COMMITMENTS

1. PERMITTING AND ENCROACHMENT AGREEMENTS THROUGH NC DOT ARE REQUIRED PRIOR TO ANY PROPOSED OR STIPULATED WORK IN THE MILLHOUSE ROAD OR EUBANKS ROAD RIGHTS OF WAY. THIS INCLUDES BUT IS NOT LIMITED TO: DRIVEWAY PERMITS, UTILITY INSTALLATION IN THE RIGHT OF WAY, ROAD WIDENING, LANE IMPROVEMENTS, SIDEWALK OR TRAIL INSTALLATION, AND LANDSCAPING.
2. THE OWNER WILL WORK WITH CHAPEL HILL TRANSIT AT THE TIME OF FINAL PLAN SUBMITTAL AND DETERMINE THE NEED FOR A BUS STOP AT THAT TIME. THE ZONING COMPLIANCE PERMIT APPLICATION IS TO BE DISTRIBUTED TO NICK PITTMAN.
3. IF THE TOTAL BUILDING SIZE EXCEEDS 125,000 SF, A SECOND VEHICULAR ACCESS POINT WILL BE REQUIRED.
4. THE SITE DRIVEWAY AT MILLHOUSE ROAD WILL HAVE A MINIMUM 100' LONG DRIVEWAY THROAT TO ANY ONSITE SURFACE PARKING LOT AREAS AND INTERNAL ROAD CIRCULATION.
5. APPROVED NCDOT DRIVEWAY PERMIT IS REQUIRED FOR ACCESS FROM SITE ONTO MILLHOUSE ROAD.
6. APPROVED NCDOT THREE PARTY ENCROACHMENT AGREEMENT WITH OWASA IS REQUIRED FOR ANY PROPOSED WATER AND SEWER CONSTRUCTION AND/OR SERVICE TAPS IN THE MILLHOUSE R/W.
7. APPROVED NCDOT THREE PARTY ENCROACHMENT AGREEMENT WITH TOCH IS REQUIRED FOR ANY PROPOSED AND /OR STIPULATED SIDEWALK OF MULTI-MODAL PATHS AND APPURTENANCES.

TEXT COMMITMENTS

1. EACH APPLICATION FOR FINAL PLAN ZONING COMPLIANCE PERMIT IS REQUIRED TO DEMONSTRATE FULL COMPLIANCE WITH ALL APPLICABLE PROVISIONS CONTAINED WITHIN THE TOWN OF CHAPEL HILL LAND USE MANAGEMENT ORDINANCE (LUMO) OR SUCCESSOR ORDINANCE, INCLUDING SPECIAL STANDARDS FOR DEVELOPMENT WITHIN AN INNOVATIVE, LIGHT INDUSTRIAL CONDITIONAL ZONING DISTRICT (LI-CZD) CONTAINED IN LUMO SECTION 3.4.3(c).
2. AN ENERGY MANAGEMENT PLAN WILL BE SUBMITTED WITH THE ZCP APPLICATION.
3. A 10 FOOT WIDE CONCRETE MULTIMODAL PATH WILL BE BUILT ALONG THE MILLHOUSE ROAD FRONTAGE. THIS WORK WILL REQUIRE A THREE PARTY AGREEMENT WITH NCDOT, THE TOWN OF CHAPEL HILL, AND THE OWNER. THE MULTIMODAL TRAIL WILL BE SET 8' OFF THE BACK OF CURB WITH THE CONDITION THAT 5' OF THIS WIDTH IS CREDITED TO WARD THE REQUIRED BUFFER REQUIREMENT ALONG MILLHOUSE ROAD.
4. THE DEVELOPMENT WILL PROVIDE AN EASEMENT FOR A NATURAL SURFACE TRAIL ALONG OLD FIELD CREEK AT THE EASTERN PORTION OF THE PROPERTY, AND WILL PROVIDE AN ACCESS EASEMENT BETWEEN THE DEVELOPMENT AND THE PROPOSED TRAIL.
5. A VOLUNTARY ANNEXATION PETITION WILL BE REQUIRED PRIOR TO ISSUANCE OF A ZONING COMPLIANCE PERMIT FOR THIS SITE.
6. A TRANSPORTATION MANAGEMENT PLAN SHALL BE SUBMITTED AND APPROVED PRIOR TO APPROVAL OF A ZONING COMPLIANCE PERMIT FOR THIS PROJECT.
7. FUTURE DRIVEWAY CONNECTION REQUIRED TO NORTH. FINAL LOCATION TO BE DETERMINED AS PART OF FINAL PLANS REVIEW AND DISCUSSIONS WITH ADJOINING PROPERTY OWNER. DRIVEWAY CONNECTION TO ADJACENT PROPERTIES WILL INCLUDE PEDESTRIAN CONNECTION.
8. INTERNAL DRIVEWAYS WILL BE PRIVATE AND WILL HAVE SUFFICIENT CROSS ACCESS EASEMENT DEDICATED TO ALLOW CONNECTIONS TO ADJOINING PROPERTIES AS SHOWN ON THIS PLAN.
9. A FIRE FLOW REPORT WILL BE SUBMITTED AND ACCEPTED PRIOR TO APPROVAL OF THE ZONING COMPLIANCE PERMIT.
10. DEVELOPMENT WILL COMPLY WITH RCD REGULATIONS. IF THERE IS ANY DISTURBANCE IN THE RCD A SEPARATE PERMIT WILL BE REQUIRED.
11. WALKWAYS WILL BE PROVIDED FOR CONTINUOUS INTERNAL CIRCULATION AND LINKS TO EACH INDICATED ACCESS POINT.
12. REFUSE/RECYCLING FACILITIES WILL BE REQUIRED ON SITE WITH ADEQUATE PROVISIONS TO SERVE THE PROJECT. ANY BIO-HAZARD WASTE (OR ANY OTHER SPECIAL WASTES) GENERATED BY THE PROPOSED USE WILL BE SHIPPED OFF SITE FOR PROPER AND LEGAL DISPOSAL.
13. FINAL PLANS FOR EACH BUILDING SHALL COMPLY WITH AND INCLUDE STANDARD NOTES RELATED TO ORANGE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO).
14. AT THE TIME OF FINAL PLAN SUBMISSION FOR EACH BUILDING, A COMPLETED SOLID WASTE MANAGEMENT PLAN DOCUMENT MUST BE SUBMITTED TO ORANGE COUNTY SOLID WASTE FOR REVIEW AND APPROVAL.
15. ANY EXISTING STRUCTURES ON SITE THAT ARE TO BE REMOVED / DEMOLISHED SHALL BE ASSESSED BY ORANGE COUNTY SOLID WASTE STAFF FOR THE PRESENCE OF REGULATED RECYCLABLE AND /OR SALVAGEABLE MATERIALS PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT BY THE TOWN OF CHAPEL HILL, IN ACCORDANCE WITH THE RRMO.

Development Plan Text Commitments

