



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9799-58-6643

Date: 2/22/19

Section A: Project Information

Project Name: 1751 Dobbins Drive Office Building

Property Address: 1751 Dobbins Drive, Chapel Hill, NC

Zip Code: 27514

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

Existing Zoning District: R-4

Project Description: Rezone the parcel from R-4 to OI-2-C (with conditional uses) to develop the site into a low-rise commercial office building

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

Applicant Information (to whom correspondence will be mailed)

Name: Miho Elliott, Shaw Design Associates

Address: 180 Providence Road, Suite #8

City: Chapel Hill

State: NC

Zip Code: 27514

Phone: 919-493-0528

Email: miho@shawdesign.us

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: *Miho D. Elliott*

Date: 2/22/19

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: James R. and Melissa A. Miller, LLC

Address: 15006 Barnhardt Ct.

City: Chapel Hill

State: NC

Zip Code: 27517

Phone: 919-929-2495

Email: jmiller@woodwardadvisors.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: *JR*

Date: 2/23/19



Concept Plan Overview

Site Description	
Project Name	1751 Dobbins Drive Office Building
Address	1751 Dobbins Drive, Chapel Hill, NC
Property Description	Isolated existing single-family residence surrounded by apartments and office buildings with vehicular access to the DOT 15-501 Right of Way on Dobbins Road
Existing Land Use	Single Family Residence
Proposed Land Use	Office building
Orange County Parcel Identifier Numbers	9799-58-6643
Existing Zoning	R-4
Proposed Zoning	OI-2-C
Application Process	Conditional Zoning
Comprehensive Plan Elements	Area 5: North 15-501 – Considerations - Redevelopment opportunity Area 5 Actions #13. Focus additional efforts, in partnership with property owners in the areas, to identify sections to rezone...
Overlay Districts	N/A

Regulatory Land Use Intensity

Design/LUMO Standards	Requirement	Proposal	Status
Sec. 3.7	Use/Density R-4 -- 10/Acre Max OI-2 -- 15	N/A	
Sec 3.8	Net Land Area 19,793 sq. ft	19,793 sq. ft.	
Sec 3.8	Gross Land Area 21,772 sq. ft	21,772 sq. ft	
Sec. 3.8	Dimensional Standards Street: R4 – 22’ Interior: R4 – 8’ Solar: R4 - 9’	Street: OI-2-C – 14’ Interior: OI-2 – 8’ Solar: OI-2 – 9’	
Sec. 3.8	Floor area R-4: 0.230	OI-2 = 0.264	
Sec. 4.5.6	Modification to Regulations REZONING/SUP	Conditional Zoning/Special Use Permit	
Sec. 5.5	Recreation Space N/A	N/A	



Site Design

	Design/LUMO Standards		Requirement	Proposal	Status
Landscape	Sec. 5.6	East: OI-2	Type B Buffer	8' W Type B Buffer	
	Sec. 5.6	North: R4	Type C Buffer	Type C Buffer	
	Sec. 5.6	South: Dobbins Dr.	Type C Buffer	Type B Internal Buffer	
	Sec. 5.6	West: Private Street	Type C Buffer	No buffer – Parking within if possible	
	Sec. 5.7	Tree Canopy	30%	Keep as much of existing as possible	
	Sec. 5.11	Lighting Plan (footcandles)			
Environment	Sec. 3.6	Resource Conservation District	N/A	N/A	
	Sec. 5.18	Jordan Riparian Buffer	N/A	N/A	
	Sec. 5.3.2	Steep Slopes	N/A	N/A	
	Sec. 5.4	Stormwater Management		Will comply	
		Land Disturbance		Will comply	
	Sec. 5.4	Impervious Surface		Will comply	
	Sec. 5.13	Solid Waste & Recycling	Non-Existent	Will comply – Roll out bins per Town	
Housing		Affordable Housing Proposal, if applicable	N/A	Donation of existing residential single family home to Affordable Housing	



Design/LUMO Standards		Requirement	Proposal	Status	
Access & Circulation	Sec. 5.8	Street Standards	N/A	No new streets are being proposed	
	Sec. 5.8	Vehicular Access	N/A	Widen & reinforce existing drive for access to DOT/ Dobbins Road.	
	Sec. 5.8	Bicycle Improvements	None Existing	None proposed. No paths within the vicinity of this property.	
	Sec. 5.8	Pedestrian Improvements	None Existing	Extending sidewalk	
	Sec. 5.8	Distance from bus stop	Existing stop in front of Site	Dobbins Drive at Cosgrove – D Bus	Existing to remain
	Sec. 5.8	Transit Improvements	None	None Proposed	
	Sec. 5.9	Vehicular Parking Spaces	1 per 350 S.F. Min. 1 per 250 S.F. Max.	5,000 S.F./350 = 15	
	Sec. 5.9	Bicycle Parking Spaces	(4) Min. 2 additional spaces/2500 sq. ft Floor area	8 Bicycle parking	
	Sec. 5.9	Parking Lot Standards		Will comply	
Other		Homeowners Association	N/A	N/A	
	Sec. 5.5	Recreation Space	N/A	N/A	
	Sec. 5.12	Utilities		Access through dedicated water & sewer easement on private street (west side of lot) (P.B. 72-96)	
	Sec. 5.16	School Adequate Public Facilities	N/A	N/A	

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 \$	\$360.00
X	Pre-application meeting – with appropriate staff		
X	Digital Files - provide digital files of all plans and documents		
X	Project Fact Sheet		
X	Statement of Compliance with Design Guidelines (2 copies)		
X	Statement of Compliance with Comprehensive Plan (2 copies)		
N/A	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 \$	\$42.40
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		
X	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (10 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



DEVELOPER'S PROGRAM

1751 Dobbins Drive Office Building
February 26, 2019

The existing site conditions and constraints heavily impacted the requested site development of the proposed low-rise commercial office building.

Existing Zoning & Small Parcel Conditions:

The single-family dwelling site is currently zoned R-4 in a predominately commercial use area of the Town along the 15-501 corridor. The only way to develop the relatively small 19,783 sq. ft. (< .5 acre) lot into a viable commercial parcel is to ask for an OI-2 zoning designation, which would minimize development constraints that would make this lot undevelopable as a commercial property.

The Developer intends to ask for the OI-2 zoning while putting self-imposed conditional use parameters (i.e. maintaining certain buffers, capping the building height, etc.) on the site to restrict development. This will allow the building and parking to fit the site without overwhelming the small parcel or negatively impacting its neighbors.

Stormwater Management Concerns:

The Developer intends to explore stormwater management solutions to mitigate the $\pm 9,040$ increase in impervious surfaces on the site. Likely, a subterranean detention cistern with storm filter will be proposed toward the front (low side) of the lot around the stairwells. Also, permeable pavement options in the rear parking lot will be explored for feasibility and cost.

Existing Grade & Single Dobbins Dr. Access Point Conditions:

The existing grade of the site slopes upward, from the low point on the street-facing front of the property up roughly 20 feet toward the rear. The single access point from Dobbins Dr. forced the only site access to be on the front, which is where the building footprint wanted to be. The overall front-to-back steepness of the site must be altered to provide gently sloping accessible parking for the building.

The Developer's intent is to provide adequate parking for a 5,000 SF office building by creating parking alongside the proposed parcel access drive. The main entrance into the building is planned on being between the two connected office structures; the street-facing side of the building is designed to be two stories while a single-story structure is planned farther back. Large windows and a wedge-style roofline will make the structure architecturally interesting and impactful along the 15-501 corridor.

Solid Waste Concerns:

Because of restrictive access to the site and narrow parcel width, the Developer has asked for the ability to use roll-out garbage cans for the site.



STATEMENT OF COMPLIANCE
THEMES OF THE COMPREHENSIVE PLAN

1751 Dobbins Drive Office Building

February 26, 2019

The Dobbins Drive Office building is planned to fit within and service its Chapel Hill neighbors while keeping with the overall look and feel of the Town.

1. *Maintain the Urban Services/Rural Buffer Boundary:*

The office falls within the Urban Services area and will provide the surrounding community with leasable commercial office space that will attract new businesses to the Town. It is on a bus line with an existing stop within 100 yards of the parcel, allowing for non-vehicular access to the site.

2. *Participate in the Regional Planning Process:*

The proposed office building does not negatively impact this theme of the Comprehensive Plan.

3. *Conserve and Protect Existing Neighborhoods:*

The proposed office building is designed to both enhance and meld into the existing commercial use area. It is planned on the lone single-family residential parcel in the area and therefore will bring the commercial neighborhood into alignment. Traffic, noise, and visual impacts should be negligible.

4. *Conserve and Protect the Natural Setting of Chapel Hill:*

The office building will maintain buffers near the roads and adjoining properties including 10' minimum landscaping buffers along the sides of the lot and fence buffer at the rear.

5. *Identify Areas Where There Are Creative Development Opportunities:*

Rezoning this parcel to OI-2 will allow the site to become commercially viable with adequate parking. Because of the site's constraints – existing slope, relatively small size, and single access point from Dobbins Dr. – creative site solutions had to occur.

6. *Encourage Desirable Forms of Non-Residential Development:*

The two-story low-rise office building will provide leasable commercial space in a largely commercial corridor of 15-501. It is designed to be a visually interesting architectural element to subtly feature the modern mixed-materials building.

7. *Create and Preserve Affordable Housing Opportunities:*

The Developer would explore the option of donating the existing single family home to Affordable Housing (or similar organization) for relocation within the Town of Chapel Hill.



8. Cooperatively Plan with the University of North Carolina at Chapel Hill:

The office building proposal does not directly affect University plans.

9. Work Toward a Balanced Transportation System:

The proposed office building is on a bus line with an existing bus stop within 100 yards of the site. Coupled with proposed bicycle parking areas, the site will encourage the use of the Chapel Hill transit and sidewalk system.

10. Complete the Bikeway/Greenway/Sidewalk Systems:

The existing sidewalk along the Dobbins Dr. side of the property will be improved as needed. Bicycle parking for the building will encourage pedestrian access to the building. The Developer is also open to the possibility of assisting in completing the Dobbins Dr. sidewalk.

11. Provide Quality Community Facilities and Services:

The modern commercial office building will provide the area with an estimated 5,000 square feet of leasable business space, bringing in new jobs and services to the Town.

12. Develop Strategies to Address Fiscal Issues:

A new commercial building will attract new businesses to the Town, therefore increasing the tax base and improving the fiscal situation of the Town of Chapel Hill.

The Developer also intends to assist the DOT in jointly addressing the drainage issue at the front of the property and possibly completing the sidewalk down Dobbins Dr. to make the street and surrounding neighborhood more accessible.



STATEMENT OF COMPLIANCE
TOWN OF CHAPEL HILL DESIGN GUIDELINES
1751 Dobbins Drive Office Building
February 26, 2019

The proposed low-rise office building complies with many of the goals of the Chapel Hill Land Use Ordinance. Its rezoned use, overall layout, and architectural design intends to blend in with the adjacent parcels and overall commercial corridor location.

Site Development:

Rezoning the parcel from R-4 to OI-2 adheres to the Comprehensive Plan for Area 5: "focusing additional efforts, in partnership with property owners in the areas, to identify appropriate sections to rezone". Currently the parcel is the lone residentially-zoned property in the vicinity. Bringing in a commercially-zoned two-story low-rise office building will better fit the intent and use of the area.

To provide adequate parking for an office building on a relatively small (< .5 acre) site with a single access point from Dobbins Dr., the proposed development includes parking alongside the proposed access driveway. A retaining wall will level out the rear (high side) of the lot and allow for an accessible parking entrance to the building. Light spill and visual impact will be minimized by the chosen locations for parking.

The building footprint will be positioned as close to the access corridor as possible, therefore featuring the building rather than the parking lot. Site elements will be compatible with and fit into its surrounding community. Bicycle parking and a nearby bus stop will provide safe and convenient access to alternate means of transit.

Stormwater management will likely include a subterranean detention cistern with storm filter toward the front (low side) of the lot around the stairwells.

Architectural Character:

The proposed commercial office building is designed to create visual interest along the commercial 15-501 corridor without overwhelming the relatively small site. The two-story low-rise building will feature large windows, wide roof overhangs with brackets, varied materials, and subtly impactful volumes. It will fit the character of the surrounding parcels and add an architecturally interesting commercial space for Chapel Hill businesses.

Landscape Character:

The landscaping will incorporate native species and drought-tolerant plants into the existing natural areas of the parcel. Buffer landscaping around the building and parking lot will enhance the architecture and visually soften sight lines.