

# CONDITIONAL ZONING APPLICATION



**TOWN OF CHAPEL HILL**  
**Planning Department**  
405 Martin Luther King Jr. Blvd.  
(919) 968-2728 fax (919) 969-2014  
www.townofchapelhill.org

## Section A: Project Information

Parcel Identifier Number (PIN): 9787-130667; 238844; 144852; 244637; 141770; 241209 Date: July 5<sup>th</sup>, 2022  
rev. 12/9/2022

Project Name: Beechwood Homes - Southcreek

Property Address: S Columbia St, Chapel Hill, NC Zip Code: 27514

Use Groups (A, B, and/or C): A Existing Zoning District: DA-1

Project Description: To develop an existing vacant parcel with a mixed use development along US 15-501. See narrative.

**Applicant Information** (to whom correspondence will be mailed):

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

Name: Beechwood Obey Creek, LLC

Address: 7621 Little Avenue, Suite 111

City: Charlotte State: NC Zip Code: 29226

Phone: 704.582.3989 Email: bkardos@beechwoodhomes.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: [Signature] Date: 12/9/22

**Owner/Contract Purchaser Information:**

☒ **Owner**

☐ **Contract Purchaser**

Name: Bob Kardos

Address: 7621 Little Avenue, Suite 111

City: Charlotte State: NC Zip Code: 29226

Phone: 704.582.3989 Email: bkardos@beechwoodhomes.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: [Signature] Date: 12/9/22



## CONDITIONAL ZONING

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Conditional Rezoning applications are reviewed by staff, Planning Commission, and Town Council. The application is part of an open public process that enables Town Council to discuss and decide on the key issues of a rezoning proposal. If a rezoning is approved, the applicant may then submit a detailed final plan application to staff for compliance review with the technical development standards and with the Council rezoning approval.

The establishment of a Conditional Zoning District shall be consistent with the Land Use Plan in the Comprehensive Plan. A proposed Conditional Zoning District is deemed consistent if the proposed District will be located in conformance with an adopted small area plan and/or in one of the following Land Use Categories:

- Medium Residential
- High Residential
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Development Opportunity Area
- Light Industrial Opportunity Area

If the proposed conditional zoning districts is located in a Low Residential or a Rural Residential Land Use Category, the Town Council must approve a Land Use Plan amendment prior to proceeding.

**SIGNED CONDITIONS:** All conditions shall be in writing, prepared by the owner of the property or an attorney and must be signed by all property owners and contract purchasers, if applicable. The Town Attorney may require additional signatures if necessary and will determine whether or not the conditions statement is legally sufficient. Within thirty (30) days after receipt of the conditions the Planning Division Manager will notify the applicant of any deficiencies in the conditions statement or if any additional information is needed. The applicant may make changes to the written conditions statement provided it is submitted at least thirty (30) prior to Planning Commission meeting or thirty (30) days prior to Town Council public hearing.

**RECORDATION OF CONDITIONS:** After a rezoning has been approved by the Town Council, the conditions statement shall be recorded with the Register of Deeds Office. After a rezoning has been approved by Town Council and recorded by the Register of Deeds Office, the conditions may not be amended except through a new rezoning application.



## PROJECT FACT SHEET

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### Section A: Project Information

**Use Type:** (check/list all that apply)

☐ Office/Institutional ☐ Residential ☒ Mixed-Use ☐ Other: \_\_\_\_\_

**Overlay District:** (check all that apply)

☐ Historic District ☐ Neighborhood Conservation District ☐ Airport Hazard Zone

### Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	1,864,355	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	186,435	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	2,050,790	sq. ft.

### Section C: Special Protection Areas, Land Disturbance, and Impervious Area

**Special Protection Areas:** (check all those that apply)

☒ Jordan Buffer ☒ Resource Conservation District ☒ 100 Year Floodplain ☒ Watershed Protection District

Land Disturbance	Total (sq. ft.)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing)	1,373,643
Area of Land Disturbance within RCD	115,122
Area of Land Disturbance within Jordan Buffer	34,031

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	6,400	6,400	733,239	733,239
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	0	0	0.358	0.358
If located in Watershed Protection District, % of impervious surface on 7/1/1993	0	0	0	0



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## Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	7	7	40	40
Number of Floors	1+	1+	5 + 2 garage levels	5 + 2 garage levels
Recreational Space	0	0	100,140	100,140

Residential Space				
Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Floor Area (all floors – heated and unheated)			See attached	See attached
Total Square Footage of All Units			See attached	See attached
Total Square Footage of Affordable Units			See attached	See attached
Total Residential Density			See attached	See attached
Number of Dwelling Units			See attached	See attached
Number of Affordable Dwelling Units			TBD	TBD
Number of Single Bedroom Units			See attached	See attached
Number of Two Bedroom Units			See attached	See attached
Number of Three Bedroom Units			See attached	See attached

Non-Residential Space (Gross Floor Area in Square Feet)					
Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial	0	See attached			
Restaurant	0	See attached	# of Seats		
Government	0	N/A			
Institutional	0	N/A			
Medical	0	N/A			
Office	0	See attached			
Hotel	0	N/A	# of Rooms		
Industrial	0	N/A			
Place of Worship	0	N/A	# of Seats		
Other	0	See attached			

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	0	N/A	17.6
	Interior (neighboring property lines)	0	N/A	92.9
	Solar (northern property line)	0	N/A	N/A
Height (maximum)	Primary	70	N/A	0
	Secondary	114	N/A	52 +/-
Streets	Frontages	80	+1,600	500.9 +/-
	Widths	62	N/A	500.9 +/-



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## Section F: Adjoining or Connecting Streets and Sidewalks

*Note: For approval of proposed street names, contact the Engineering Department.*

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
Market Street (West of 15/501)	78	48	3	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Sumac Road (West of 15/501)	N/A	36	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes

**List Proposed Points of Access** (Ex: Number, Street Name):

\*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
Market Street	TBD	Concrete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Sumac Road	TBD	Concrete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

## Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	709	891	1009
Handicap Spaces	15	18	20
Total Spaces	709	891	1009
Loading Spaces			SEE PLAN
Bicycle Spaces	247		322
Surface Type	Concrete within parking structure; Asphalt and Paver on street		

## Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
North	20	20+	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
East	20	20+	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
South	20	20+	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
West (frontage to 15/501)	20	20+	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes



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## Section I: Land Use Intensity

Existing Zoning District:

Proposed Zoning Change (if any):

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
MU-V-CZD	0.914	0.046			0.700	1,435,553	94,336
<b>TOTAL</b>	0.914				0.700	1,825,669	228,358
<b>RCD Streamside</b>	0.010	0.01					
<b>RCD Managed</b>	0.019	0.019					
<b>RCD Upland</b>	1.20	???					

## Section J: Utility Service

Check all that apply:

<b>Water</b>	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
<b>Sewer</b>	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
<b>Electrical</b>	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
<b>Telephone</b>	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
<b>Solid Waste</b>	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private		





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**Property Owner Authorization of Application for Conditional Zoning District**

**Staff Use Only**

Application Number: **CZD-22-1**

**Pursuant to NCGS § 160D-703(b) Conditional Districts, property may be placed in a conditional district only in response to a petition by all owners of the property to be included.**

This Property Owner Authorization form must be completed and signed by the current property owner(s) of each zoning lot involved in the proposed Conditional Zoning District application. Please submit a separate form per property owner.

Project Name: South Creek

Property Address:

Parcel Identifier Number(s) (PINs): 9787241209

Property Owner Name (must match County tax records): Town of Chapel Hill

Property Owner Address: 405 Martin Luther King Jr Blvd, Chapel Hill, NC 27514

Email: [mnirdlinger@townofchapelhill.org](mailto:mnirdlinger@townofchapelhill.org)

Phone: 919-968-2739

Relationship to Applicant: Deputy Town Manager

If the property owner is an entity, provide detailed information regarding the principals of the entity.

**Property Owner Authorization**

The undersigned property owner hereby authorizes the application for Conditional Zoning District and certifies that, to the best of the owner's knowledge and belief, all information supplied with this application is true and accurate.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: Mary Jane Nirdlinger