

ZONING ATLAS AMENDMENT APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
phone (919) 969-5066 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9880-56-233 Date: 12/19/17

Section A: Project Information

Project Name: Coley Hall Storage
Property Address: 66 Vilcom Center Drive Zip Code: 27514
Use Groups (A, B, and/or C): _____ Existing Zoning District: OI-2
Project Description: Text Amendment to the Town of Chapel Hill Land Use Ordinance adding
the conditioned self-storage to Article 6. Titled 6.22

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

Applicant Information (to whom correspondence will be mailed)

Name: Dixon B. Pitt / Redwing Land, LLC
Address: 400 Market Street, Suite 115
City: Chapel Hill State: NC Zip Code: 27516
Phone: 919-933-4422 Email: dixon@bpropnc.com

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

Signature: D. Pitt Date: 12/18/17

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: Redwing Land, LLC
Address: 400 Market Street, Suite 115
City: Chapel Hill State: NC Zip Code: 27516
Phone: 919-933-4422 Email: dixon@bpropnc.com

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

Signature: _____ Date: _____



**ZONING ATLAS AMENDMENT APPLICATION
SUBMITTAL REQUIREMENTS**
TOWN OF CHAPEL HILL
Planning Department

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 Department (Planning) at (919) 969-5066 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

<input checked="" type="checkbox"/>	Application fee (refer to fee schedule)	Amount Paid \$	<input type="text" value="1,230"/>
<input type="checkbox"/>	Pre-Application Meeting – with appropriate staff		
<input type="checkbox"/>	Digital Files – provide digital files of all plans and documents		
<input type="checkbox"/>	Mailing list of owners of property within 1,000 foot perimeter of subject property (see GIS notification tool)		
<input type="checkbox"/>	Mailing fee for above mailing list	Amount Paid \$	<input type="text"/>
<input checked="" type="checkbox"/>	Written Narrative describing the proposal		
<input checked="" type="checkbox"/>	Statement of Justification		
<input type="checkbox"/>	Digital photos of site and surrounding properties		
<input type="checkbox"/>	Legal description of property to be rezoned		
<input type="checkbox"/>	Phasing Plan (if applicable) indicating phasing boundaries and phasing notes		
<input type="checkbox"/>	Reduced Site Plan Set (reduced to 8.5" x 11")		

Plan Sets (10 copies to be submitted no larger than 24" x 36")

Plans should be legible and clearly drawn. All plan set 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
- 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) 1,000 foot notification boundary

3.7. - Use regulations.

Purpose statement: It is the intent of this article to provide for patterns of land use in accord with the comprehensive plan, and to promote the organization of land uses so as to minimize conflicts between different types of land use activities while recognizing the community's need for such activities.

3.7.1 Permitted, Special and Accessory Uses

Uses of land or structures which are not expressly listed in section 3.7.2 as permitted principal uses, permitted accessory uses, or permitted special uses in a zoning district or planned development are prohibited uses and shall not be established in that district or planned development. Bona fide farms in areas outside of Chapel Hill's municipal zoning jurisdiction, but within Chapel Hill's transition area as defined in the joint planning agreement with Orange County, are not subject to these use regulations, as provided by N.C. General Statutes.

Uses listed as permitted special uses in a zoning district may be established in that district only after issuance and recordation of a special use permit in accord with the procedures and conditions specified in article 4, section 4.5. Planned developments may be established in any zoning district only after the issuance and recordation of a special use permit in accord with the procedures and conditions specified in article 4, section 4.5.

3.7.2 Use Matrix

Except as otherwise specifically provided in this chapter, regulations governing the use of land and structures within the various zoning districts and classifications of planned developments are hereby established as shown in the following table, Use Matrix.

3.7.3 Use Groups

The division of permitted uses into use groups as shown in the use matrix is intended to differentiate such uses by intrinsic intensity relative to other uses and for application of certain standards as provided in this chapter.

[Use Matrix begins on next page]

Table 3.7-1: Use Matrix

		General Use Zoning District													Planned Development (PD-)															
Uses	Use Group	R-LD5	RT	R-LD1	R-1A	R-1	R-2	R-2A	R-3	R-4	R-5	R-6	R-SS-C	TC-1, TC-2, TC-3	CC	N.C.	OI-1	OI-2	OI-3	OI-4	I	LI-CZD	MH	H	SC(N)	SCI	OI	MU	I	DA-1
Storage Facility, Conditioned	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	S	—	—	—	YZ	—	—	—	—	—	—	—	—

•Definitions of uses are listed in Appendix A

* Uses in this table are pursuant to a development agreement. If there is no development agreement governing the site, see Section 3.5.6(f)(1) and (2).

KEY:

"—" Not Permitted;

"S" Permitted as a special use;

"A" Permitted as an accessory use; In LI-CZD refer to Article 6 of this appendix for standards applicable to accessory uses labeled as "AY".

"P" In OI-3, OI-4, LI-CZD and MH: Permitted as a principal use;

"Y" In LI-CZD, permitted under additional prescribed standards in section 6.22

"Z" In LI-CZD, permitted when the town council approves this use as a part of a conditional zoning district rezoning application. Additional prescribed standards in section 6.22 apply to a use labeled as "YZ".

In all zones except OI-3, OI-4, LI-CZD, and MH: For all uses except existing public elementary and secondary schools. Permitted as a principal use if floor area of proposed development is less than twenty thousand (20,000) square feet, and disturbed land is less than forty thousand (40,000) square feet; otherwise permitted as a special use. The floor area threshold of twenty thousand (20,000) square feet for special use does not apply to increasing the floor area in existing buildings in the town center-1, -2, and -3 zoning districts, so long as the redevelopment does not increase the building footprint or height (excluding solar panels, HVAC equipment and screening thereof) and does not significantly alter the building's exterior. For existing public elementary and secondary schools, "P" indicates permitted as a principal use.

Note: The use groups established in the 2nd column of Table 3.7-1 are used to determine whether a site plan is needed for a change in use (see Section 4.7.1(f), and the applicability of buffers (see Section 5.6.6, Schedule of Required Buffers).

Coley Hall Storage
Project overview
December 19, 2017

The Vilcom Campus is just under 20 acres comprising of 3 buildings and one building pad. The final building pad has been approved for an 83,000sf office building, Coley Hall. This final building pad is roughly half an acre and located on the north-east section of the site. We would like to have the option to build a conditioned self-storage building on this remaining building pad.

Dawson Hall and Coley Hall building pads were purchased in 2006. Dawson Hall was built in 2007 and is still in the process of being leased up. Based on the slow absorption of office space in Dawson Hall, Bryan Properties would like to consider another use for Coley Hall and complete the Vilcom Campus plan.

A consulting firm has completed a market study. This study found that there is strong demand for conditioned self-storage in this location. Approval of a storage building has been approved by the members of the Vilcom Condominium Association. It's important for us to complete the Vilcom Campus Plan in a tasteful way. We are proposing this building be designed to replicate the existing office buildings around the central greenspace.

Coley Hall Storage will fill a need in Chapel Hill and will become a utilized service for many residents. We look forward to working with the town to develop a building that will please the general public and will stand for years to come.

Thank you,

Redwing Land, LLC

BRYAN PROPERTIES, INC.

400 Market St., Suite 115
919.933.4422

Chapel Hill NC 27516
Fax. 919.869.2702

Coley Hall Self-Storage Text Amendment Request

Request to Amend the Chapel Hill Land Use Management Ordinance to Allow Conditional Self-Storage in OI-2 and to increase the Floor Area Ratio (FAR) to .290

Applicant: Coley Hall, LLC
400 Market Street, Suite 115
Chapel Hill, NC 27516

This request for a LUMO Text Amendment precedes our SUP Modification Application for a conditioned self-storage building in Chapel Hill 40 (Vilcom).

We are seeking approval for a new 93,000 square foot conditioned self-storage building. To enable us to obtain the approval for the storage building, as part of our SUP Application, we request the Mayor and Council approve text amendments to LUMO Article 3, 5 and 6.

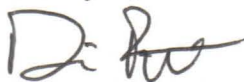
The Floor Area Ratio is the relationship between the total amount of usable floor area that a building has and the total area of the lot on which the building stands.

The existing Floor Area Ratio's were implemented in 1981 and have not been updated since.

The two main office zoning districts in town now are OI-1 and OI-2. Their definitions in the LUMO label OI-1 for low density and OI-2 for medium density. The Floor Area Ratio, .264, is the same for these two zoning districts. OI-3 has a Floor Area Ratio of .566 indicating a higher density.

We are proposing the Floor Area Ratio in the medium density zoning district, OI-2, be increased to .290. This is an increase of just under 10%.

Thank you,



Dixon B. Pitt

Table 3.8-1: Dimensional Matrix

Zoning District	Lot Size (square feet min)	Density (units per acre max)	Frontage (min feet)	Lot Width (min feet)	Building Height, Setback (max feet)	Building Height, Core (max feet)	Street Setback (min feet)	Interior Setback (min feet)	Solar Setback (min feet)	Impervious Surface Ratio (max)*	Floor Area Ratio (max)
OI-2	17,000	0.0	64	80	N/A	90	200	10	10	N/A/.7	.290