

From: Roger Stancil
Sent: Tuesday, April 10, 2018 5:11 PM
To: Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Town Council; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Roger Stancil; Ross Tompkins
Cc: Loryn Clark; Ben Hitchings; Judy Johnson; Amy Harvey; Beth Vazquez; Carolyn Worsley; Catherine Lazorko; Christina Strauch; Dwight Bassett; Flo Miller; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Ran Northam; Roger Stancil; Sabrina Oliver
Subject: Council Question: Item 9: Report on the Millhouse Enterprise Zone
Attachments: Carolina_Flex_Park_Planning_Commission_Item_10-3-17.pdf

Council Question: How many development applications were expected to be received by this time?

Staff Response: *There was no specific number that was expected.*

Council Question: How has this Enterprise zone been marketed over the past year?

Staff Response: *Economic Development is actively marketing the district and mention it with most inquiries that we get.*

Council Question: When is a final plan expected to be submitted by the applicant for Carolina Flex Park?

Staff Response: *We are not sure when the developer of the Carolina Flex Park will submit final plans for review.*

Council Question: Can you send us a copy of the Planning Commission report on the application from 10-3-17?

Staff Response: *Please find a copy attached.*

Please see the link below for supporting documents:

http://chapelhill.granicus.com/MetaViewer.php?view_id=21&clip_id=3277&meta_id=174831



Item Overview

Public Hearing– 10/18/2017

Agenda # [##]

Subject: Planning Commission Review of a Conditional Zoning Atlas Amendment for Carolina Flex Park located at 7000 and 7001 Millhouse Road.

Staff:

Ben Hitchings, Director
Judy Johnson, Interim Operations Manager
Jay Heikes, Planner II

Department:

Planning and Development Services

Overview: Application for Conditional Zoning Atlas Amendment for the property located at 7000 and 7001 Millhouse Road to Innovative, Light Industrial Conditional Zoning District (LI-CZD). This property is located within the Millhouse Enterprise Zone that [Town Council created on April 5, 2017](#)¹.



Recommendations

- Recommend that the Council adopt the resolution of consistency with the comprehensive plan (Resolution A); and
- Recommend that the Council enact the conditional zoning atlas amendment (Ordinance A).

Decision Points

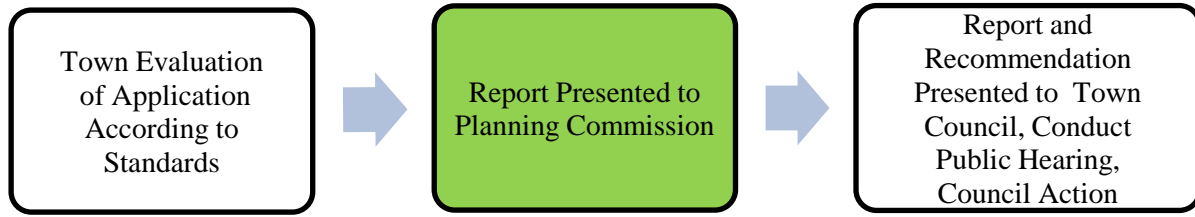
- The Town Council must make a legislative determination on whether to allow the conditional uses listed below based on criteria in the Land Use Management Ordinance.
 - Business, General
 - Business, Office Type
 - Conditioned Self Storage
 - Place of Assembly (up to 2,000 seats)
 - Public Use Facility
 - Recreation Facility, Commercial
 - Recreation Facility, Non-profit
 - Supply Yard

Key Issues: None identified.







Fiscal Impact/Resources: The Town will conduct a fiscal impact analysis for this property as a part of the Town Council review process of a petition for voluntary annexation.

¹ http://chapelhill.granicus.com/MinutesViewer.php?view_id=7&clip_id=3077&doc_id=da17043b-1aec-11e7-ad57-f04da2064c47

Where is this item in its process?



Council Goals:

<input checked="" type="checkbox"/>		Create a Place for Everyone	<input type="checkbox"/>		Develop Good Places, New Spaces
<input checked="" type="checkbox"/>		Support Community Prosperity	<input type="checkbox"/>		Nurture Our Community
<input checked="" type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration



Attachments:

- Manager's Memorandum
- Resolution A
- Ordinance A
- Staff Memorandum
- Application Summary
- Background Memorandum
- Advisory Board Recommendation (Pending)
- Applicant Materials

DRAFT Manager's Report

Public Hearing – 10/18/2017



Overview: Consideration of an Application for a Conditional Zoning Atlas Amendment for the property located at 7000 and 7001 Millhouse Road to Light Industrial Conditional Zoning District (LI-CZD). This property is located within the Millhouse Enterprise Zone, created by Council on April 5, 2017.

The Land Use Management Ordinance requires a Manager's recommendation for Rezoning.



Manager's Recommendation:

- That the Council adopt the resolution of consistency with the comprehensive plan (Resolution A); and
- That the Council enact the conditional zoning atlas amendment (Ordinance A)

A RESOLUTION REGARDING THE APPLICATION FOR CONDITIONAL ZONING ATLAS AMENDMENT AT THE PROPERTY LOCATED AT 7000 AND 7001 MILLHOUSE ROAD TO LIGHT INDUSTRIAL CONDITIONAL ZONING DISTRICT (LI-CZD)(PROJECT 17-069) AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2017-10-18/R-#)

WHEREAS, Coulter Jewell Thames PA has filed a an application for Conditional Zoning Atlas Amendment on behalf of Carolina Flex Park, LLC to rezone a 12.03 parcel located at 7000 and 7001 Millhouse Road and identified as Orange County Parcel Identifier Number 9870-89-0517 to Light Industrial Conditional Zoning District (LI-CZD) to allow 405,000 square feet of light industrial and complimentary uses; and

WHEREAS, the Town staff have completed a review of the application for compliance with the Land Use Management Ordinance, Town Code, and for Consistency with the Comprehensive Plan; and

WHEREAS, the Planning Commission reviewed the application on October 3, 2017 and recommended that the council [insert Planning Commission recommendation]; and

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning Atlas Amendment on behalf of Carolina Flex Park, LLC to rezone and finds that the amendment if enacted, is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, as explained by, but not limited to, the following goals of the Comprehensive Plan:

- A creative place to live, work, and play because of Chapel Hill's arts and culture (Goal PFE.2)
- Foster success of local businesses (Goal CPE.2)
- A well-conceived and planned, carefully thought-out, integrated, and balanced transportation system that recognizes the importance of automobiles, but encourages and facilitates the growth and use of other means of transportation such as bicycle, pedestrian, and public transportation options (Goal GA.1)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (Goal GA.2).

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby finds the proposed zoning text amendment to be reasonable and consistent with the Town Comprehensive Plan.

This the 18th day of October, 2017.

AN ORDINANCE AMENDING THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 7000 AND 7001 MILLHOUSE ROAD TO LIGHT INDUSTRIAL CONDITIONAL ZONING DISTRICT (PROJECT 17-069) 2017-10-18/O-#)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning Atlas Amendment on behalf of Carolina Flex Park, LLC to rezone a 12.03 parcel located at 7000 and 7001 Millhouse Road and identified as Orange County Parcel Identifier Number 9870-89-0517 to Light Industrial Conditional Zoning District (LI-CZD) to allow 405,000 square feet of light industrial and complimentary uses and finds that the amendment if enacted, is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, as explained by, but not limited to, the following goals of the Comprehensive Plan:

- A creative place to live, work, and play because of Chapel Hill's arts and culture (Goal PFE.2)
- Foster success of local businesses (Goal CPE.2)
- A well-conceived and planned, carefully thought-out, integrated, and balanced transportation system that recognizes the importance of automobiles, but encourages and facilitates the growth and use of other means of transportation such as bicycle, pedestrian, and public transportation options (Goal GA.1)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (Goal GA.2).

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Chapel Hill that the Council that if finds that an application for Conditional Zoning Atlas Amendment, proposed by Carolina Flex Park, LLC, for the property located 7000 and 7001 Millhouse Road and identified as Orange County Parcel Identifier Number 9870-89-0517, if rezoned to Innovative, Light Industrial Conditional Zoning District according to the rezoning plan dated June 29, 2017 and last revised September 26, 2017, and the conditions listed below would:

1. Conform with the applicable provisions of the Land Use Management Ordinance and Town Code
2. Conform with the Comprehensive Plan
3. Be compatible with adjoining uses
4. Mitigate impacts on surrounding properties and the Town as a whole
5. Be harmonious with existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities

6. Be harmonious with natural systems such as hydrology, topography, and other environmental constraints

ALTERNATIVE STANDARD

BE IT FUTHER ORDAINED by the Council of the Town of Chapel Hill that it finds, in this particular case, that the proposed rezoning with the following requested alternate standard satisfies the intent of the Innovative, Light Industrial Conditional Zoning District (LI-CZD) standards have been met to an equivalent or greater degree:

Section 3.4.3(c)(8) Signage to allow one (1) Development Identification Sign in accordance with the definition and standards of Section 5.14 of the Land Use Management Ordinance, referred to as the “Sign ordinance.” This finding is based on the justification that the developer has submitted indicating the need for additional signage to serve the development and its tenants.

CONDITIONAL USES

BE IT FURTHER ORDAINED by the Council of the Town of Chapel Hill that it finds, in this particular case, the proposed rezoning with the following uses, subject to the conditions below would further the purposes of the Innovative, Light Industrial Conditional Zoning District (LI-CZD) have been meet to an equivalent or greater degree.

Business, General, subject to the condition below. This finding is based on the justification that the developer has submitted indicating that the this use could be directly related to light industrial uses, provide goods and/or services that support light industrial use, and would be complimentary to light industrial uses.

- That the total square footage of business, general and business, office type uses is limited to no more than 95,000 square feet of floor area.

Business, Office Type, subject to the condition below. This finding is based on the justification that the developer has submitted indicating that this use could be directly related to light industrial uses, and would be complimentary to light industrial uses.

- That the total square footage of business, general and business, office type uses is limited to no more than 95,000 square feet of floor area.

Place of Assembly (up to 2,000 seats), subject to the condition below. This finding is based on the justification that the developer has submitted indicating that this use would be complimentary to light industrial uses.

- That this use be permitted as a conditional accessory use, subject to the cumulative limit on accessory uses of one-third of the total built floor area on the site.

Public Use Facility, subject to the condition below. This finding is based on the justification that the developer has submitted indicating that this use would be complimentary to light industrial uses and could be directly related to light industrial uses.

- That this use be permitted as a conditional accessory use, subject to the cumulative limit on accessory uses of one-third of the total built floor area on the site.

Recreation Facility, Non-profit subject to the condition below. This finding is based on the justification that the developer has submitted indicating that this use would be complimentary to light industrial uses.

- That this use be permitted as a conditional accessory use, subject to the cumulative limit on accessory uses of one-third of the total built floor area on the site.

Recreation Facility, Non-profit subject to the conditions below. This finding is based on the justification that the developer has submitted indicating that this use would be complimentary to light industrial uses.

- That this use be permitted as a conditional accessory use, subject to the cumulative limit on accessory uses of one-third of the total built floor area on the site.
- That outdoor recreation uses that require large outdoor spaces that would be in competition for space for building footprints are prohibited.

Self-Storage, Conditioned, subject the standards in Section 6.22 of the Land Use Management Ordinance and the conditions below. This finding is based on the justification that the developer has submitted indicating that this use would be complimentary to light industrial uses and could provide services to light industrial uses.

- That the total square footage of self-storage, conditioned use is limited to no more than 190,000 square feet of floor area.
- That the exterior architecture of portion(s) of the upper stories of the building(s) containing self-storage, conditioned use must be that same as that of the upper stories of building(s) that do not contain self-storage, conditioned use with regards to materials, fenestration, and dimensions.
- That the exterior architecture of the portion(s) of the upper stories of the building(s) conceal the use of self-storage, conditioned so that the use will not be apparent from the appearance of the exterior architecture. This condition does not apply to duly permitted signage.

Supply Yard, subject to the standards in Section 6.22 of the Land Use Management Ordinance and the conditions below. This finding is based on the justification that the developer has submitted indicated that this use could be directly related to light industrial service businesses and would be complimentary to light industrial uses.

- That this is only permitted on the west parcel, located to the west of Millhouse Road and the State University Railroad Rights-of-Way.
- That the storage and sale of raw materials and goods that are used primarily in medium or heavy industrial uses including, but not limited to coal, un-refined natural gas, crude oil, and ores including, but not limited to iron ore.

CONDITIONS SPECIFIC TO THE REZONING PLAN

1. Expiration of Conditional Zoning Atlas Amendment: That an application for Zoning Compliance Permit must be filed by _____ (2 years from the date of this approval) or the land shall revert to its previous zoning designation. [LUMO 4.4.3(j)]

2. Land Use Intensity: This Conditional Zoning Atlas Amendment authorizes the following:

Uses: All permitted principal and Accessory uses within LI-CZD	
Conditional Uses: Refer to Section Above	
Gross Land Area	576,362 square feet
Net Land Area	523,965 square feet
Total Floor Area Authorized	405,000 square feet
Maximum Height	60 feet
Maximum Impervious Surface Allowed	70%
Minimum Tree Canopy Preserved	17%

[LUMO Articles 3, 4, and 5]

3. Rezoning Plan: That the Rezoning plan dated June 29, 2017 and last revised September 26, 2017, inclusive of the “Project Data,” and “Development Commitments,” sections, is hereby incorporated into this particular conditional zoning district and is binding upon the land. All subsequent zoning compliance permit applications must demonstrate comply with the rezoning plan and text contained on the plan and the thresholds contained in Section 4.4.4 of the Land Use Management Ordinance. [LUMO 4.4.3(i)]
4. Annexation: Prior to submittal of the first Zoning Compliance Permit the property owner must submit a petition for voluntary annexation. [LUMO 3.4.3(b)]
5. Millhouse Road Multi-Use Path: Prior to the certificate of Occupancy for the first building on the east parcel, the applicant shall complete the path in accordance with the rezoning plan. [LUMO 5.8.1(e)]
6. Easement for Natural Surface Trail: Prior to Issuance of the first Certificate of Occupancy the applicant agrees to dedicate a variable-width easement along the property frontage along Old Field Creek for the purpose of constructing and maintaining a public natural surface path along Old Field Creek. The applicant agrees to provide a natural surface connection or easement between developed portions of the site and the natural surface trail. Conditions of the easement will allow for construction and maintenance of a natural surface path, with additional room for other improvements that may be required. The easement will allow access and use by Town maintenance vehicles and personnel, and pedestrians. The Final Plans submitted for the first Zoning Compliance Permit shall designate the specific location of the area to be dedicated as a variable-width pedestrian and non-motorized vehicle easement.
7. Trip Generation Estimate Required: The applicant must submit trip generation estimates with each Zoning Compliance Permit application. The Town Traffic Engineer must determine whether or not the estimate is consistent with the traffic impact analysis or if an update is required. [LUMO 5.8.1(g)]
8. Construction of Recommended Transportation Improvements:
- a. Prior to the Certificate of Occupancy for the building that proposes a minimum of _____ cumulative trips, the applicant must complete the

DRAFT Staff Memorandum

Planning Commission – 10/3/2017



Overview: Planning Commission review and recommendation of an application for a Conditional Zoning Atlas Amendment for the property located at 7000 and 7001 Millhouse Road to Light Industrial Conditional Zoning District (LI-CZD). This property is located within the Millhouse Enterprise Zone that [Town Council created on April 5, 2017](#)¹.

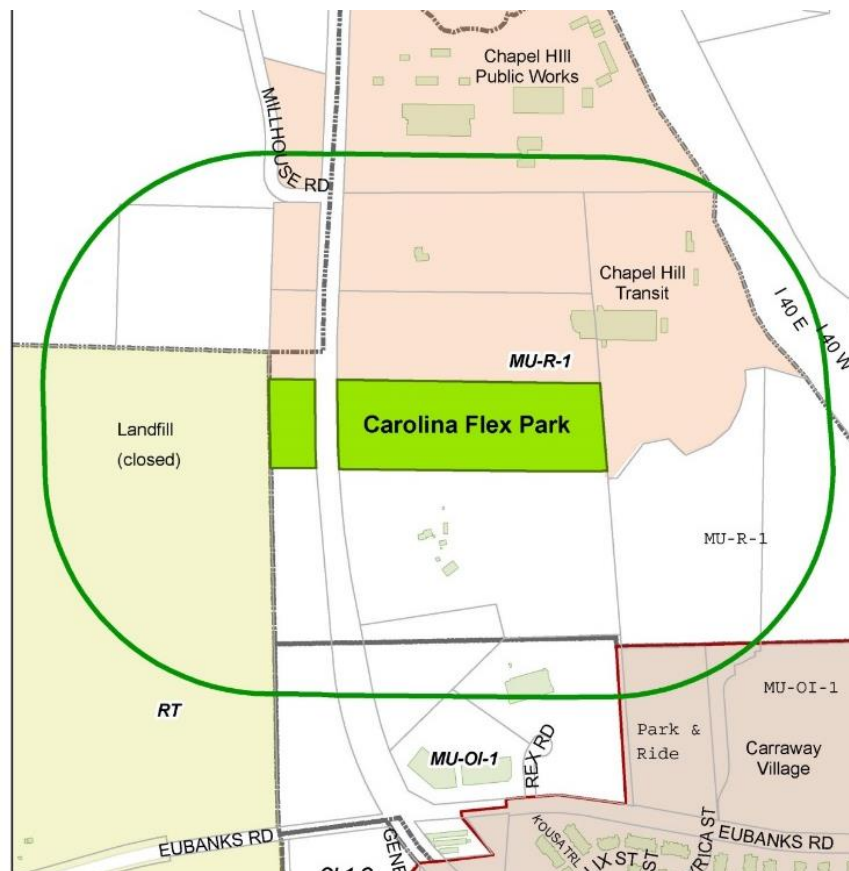


Recommendations:

Staff Recommendation:

- Make a recommendation that the Council adopt the resolution of consistency with the comprehensive plan; and
- Make a recommendation that the Council enact the conditional zoning atlas amendment.

Area Map:



¹ http://chapelhill.granicus.com/MinutesViewer.php?view_id=7&clip_id=3077&doc_id=da17043b-1aec-11e7-ad57-f04da2064c47



TECHNICAL REPORT

Background

- June 27, 2016 [The Town Council authorized](#)² the Town Manager to develop a new zoning district to encourage the creation of light industrial and flexible spaces.
- July 27, 2016 Concept Plan Application submitted to the Town
- October 25, 2016 The Community Design Commission reviewed the Concept Plan.
- November 14, 2016 The Town Council reviewed the Concept Plan.
- April 5, 2017 [The Town Council took the following actions to create the Millhouse Road Enterprise Zone](#)³:
- Amended the Land Use Plan to designate the “Millhouse Enterprise Zone” as an “Innovative, Light Industrial Opportunity Area”
 - Enacted the a text amendment to the Land Use Management Ordinance (LUMO):
 - Established a Light Industrial Conditional Zoning District (LI-CZD), and
 - Established a new process for Council to consider conditional zoning atlas amendment applications.
- June 29, 2019 Conditional zoning atlas amendment application submitted to the Town. This application is substantively different from the one submitted on July 27, 2016 in response to the creation of the Millhouse Enterprise Zone.

For additional information on the creation of the Millhouse Enterprise Zone, the conditional zoning atlas amendment process, and the Light Industrial Conditional Zoning District text amendment, please refer to the attached Background Report.

Connections to other Documents:

Town staff has reviewed this application for compliance with the themes and adopted components of the [2020 Comprehensive Plan](#),⁴ the [2007 Northern Area Task Force Report](#),⁵ the standards of the [Land Use Management Ordinance](#)⁶, and the [Town of Chapel Hill, NC : Design Manual and Standard Details](#)⁷ and offers the following evaluation:

² http://chapelhill.granicus.com/MinutesViewer.php?view_id=7&clip_id=2805&doc_id=01cacc90-3d3a-11e6-8170-f04da2064c47

³ http://chapelhill.granicus.com/MinutesViewer.php?view_id=7&clip_id=3077&doc_id=da17043b-1aec-11e7-ad57-f04da2064c47

⁴ <http://www.townofchapelhill.org/home/showdocument?id=15001>

⁵ <http://www.townofchapelhill.org/home/showdocument?id=1050>

⁶ https://www.municode.com/library/#!/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALOUSMA

⁷ <http://www.townofchapelhill.org/town-hall/departments-services/public-works/engineering/design-manual-and-standard-details>



Comprehensive Plan Themes: The following are themes from the 2020 Comprehensive Plan, adopted June 25, 2012:

<input checked="" type="checkbox"/>		Create a Place for Everyone	<input type="checkbox"/>		Develop Good Places, New Spaces
<input checked="" type="checkbox"/>		Support Community Prosperity	<input type="checkbox"/>		Nurture Our Community
<input checked="" type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration

We believe that the Carolina Flex Park proposal complies with the above themes of the 2020 Comprehensive Plan. For information on how this proposed development addresses these themes and goals of the Comprehensive Plan, please refer to the Rezoning Report below and the attached developer’s Statement of Justification.

Land Use Plan: The [2020 Land Use Plan](#)⁸, a component of the 2020 Comprehensive Plan, designates this site as “Innovative, Light Industrial Opportunity Area.” The conditional zoning atlas amendment to Light Industrial Conditional Zoning District (LI-CZD) is compliant with the land use plan, and it meets the land use plan consistency requirement for LI-CZD in [Section 3.4.3\(b\) of the LUMO](#)⁹.

The Town Council amended the 2020 Land Use Plan on April 5, 2017 to designate this and adjoining parcels as “Innovative, Light Industrial Opportunity Area” as a part of the creation of the Millhouse Enterprise Zone.

Northern Area Task Force Report: This parcel is within the area encompassed by the [Northern Area Task Force Report \(2007\)](#).¹⁰ The developer is proposing to meet several site design principles from the report (please refer the developer’s statement of compliance).

Zoning and Development Standards

Zoning: The property is presently zoned Mixed Use–Residential–1 (MU-R-1) which allows low intensity mixed use development with a residential emphasis. The application proposes to rezone to Light Industrial Conditional Zoning District which allows a wide range of innovative, light industrial, flex space, and supporting uses. Please refer to the Rezoning Report below for additional information.

Intent of standards: The newly adopted Light Industrial Conditional Zoning District includes a purpose statement with which rezoning applications must demonstrate compliance:

⁸ <http://www.townofchapelhill.org/home/showdocument?id=1215>

⁹ https://library.municode.com/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALOUSMA_ART3ZODIU SDIST_3.4CODI

¹⁰ <http://www.townofchapelhill.org/home/showdocument?id=1050>



- Support and encourage the creation of space for light industrial uses serving businesses with non-traditional space needs;
- Be located in an “innovative, light industrial opportunity area” on the Land Use Plan;
- Be located in an area within the Town limits.

Please refer to the *Land Use Plan, Zoning, Annexation, and Proposed Principal and Accessory Uses* sub-sections above for additional information.

Compliance with Standards: The application is compliant with all policy requirements. The applicant must demonstrate compliance with detailed construction standards prior to issuance of each Zoning Compliance Permit.

Annexation The developer has agreed to petition for voluntary annexation prior to submittal of the first application for Zoning Compliance Permit. We have included a condition regarding annexation in Ordinance A.

Intensity – Lot Size, Floor Area, Setbacks, and Building Heights:

Lot Size: Minimum lot size in Light Industrial Conditional Zoning District (LI-CZD) is 17,000 square feet. This site has 576,362 square feet, of gross land area meeting the minimum requirements.

Floor Area: The LI-CZD zoning does not have a maximum floor area limitation. The application is proposing 405,000 square feet of floor area.

Setbacks:

East Parcel	Setback Type	Distance	Compliance
North	Solar	15	Yes
East	Interior	10	Yes
South	Interior	10	Yes
West	Street	15	Yes
West Parcel	Setback Type	Distance	Compliance
North	Solar	10	Yes
East	Interior	10	Yes
South	Interior	10	Yes
West	Interior	10	Yes

Building Height: The core height limit for the LI-CZD is 90 feet. The developer is proposing a maximum height of 60 feet, meeting the height limit.

Alternate Condition: The application proposes one alternate condition that, if approved by the Council, would supersede the requirements that are otherwise applicable.

1. **Development Identification Sign:** This type of sign is not allowed in Industrial zoning districts.

Staff Comment: We believe that the Council could find that this alternate condition meets the intent of the standards for Light Industrial Conditional Zoning District. We believe that such a



sign could provide a unifying element to the multi-tenant site as well as help ensure visibility for businesses located within the development.

LAND USE REPORT

Proposed Principal and Accessory Uses: The application proposes all principal permitted uses that are allowed within the Light Industrial Conditional Zoning District (LI-CZD). If the Council approves the conditional zoning atlas amendment, the developer must then demonstrate compliance with Land Use Management Ordinance standards and the conditions in Ordinance A prior to issuance of a Zoning Compliance Permit for each phase.

The application also proposes a variety of accessory uses that are permitted by right in the LI-CZD zoning. Accessory uses are limited to a cumulative total of one-third of the total constructed floor area on the property. This ensures that each phase and the project as whole is consistent with the ordinance and the goals for the Millhouse Enterprise Zone. Please refer to the Rezoning Report below for additional information.

Proposed Conditional Principal Uses: The application proposes eight conditional uses that are not allowable by-right in a Light Industrial Conditional Zoning District. Instead, the Council must decide whether to allow the following uses:

1. ***Business, General and Business, Office Type.*** These uses include a wide range of non-convenience retail business types that could be directly related to light industrial use or provide goods and/or services that support them as well as more traditional office space. The developer has proposed to limit the total square feet of business general, and business, office type to no more than 95,000 square feet of floor area.

Staff Comment: We believe that the Council could find that these uses are consistent with the purposes of the Light Industrial Conditional Zoning District. Please see the developer's materials for additional information.

2. ***Conditioned Self-Storage:*** If permitted by Council, this use is limited to a maximum of one-half of the square footage of each building and must be located on upper floors of a building. The developer is proposing a limit of 190,000 square feet (about 47 percent of the proposed total floor area on the site) of conditioned self-storage. The developer has agreed to a condition that would require the facade of the upper stories of the buildings that contain self-storage units to be consistent with the upper stories of the buildings that do not contain self-storage in terms of materials, fenestration (windows and framing), and dimensions such as height and shape.

Staff Comment: We believe that the Council could make the finding that this use is consistent with the purposes of the Light Industrial Conditional Zoning District. The ordinance limits and developer commitments would ensure that this use is complimentary to light industrial uses within the development as well as the surrounding area. Please see the developer's materials for additional information.



3. **Place of Assembly (up to 2,000 seats):** This use allows a range of businesses or other organizations, where patrons or members are assembled, such as a performance venue. The developer notes that this use would be complimentary to other uses on the property as most assembly uses have counter-cyclical parking demands to the proposed principal uses.

Staff Comment: We believe that the Council could make the finding that this use is consistent with the purposes of the Light Industrial Conditional Zoning District. Staff have proposed a condition that would allow this use as a conditional accessory use that would be subject to the cumulative limit of no more than one-third of the total built floor area on the site.

4. **Public Use Facility:** This use allows a range of public facilities such as administrative offices, transit facilities, and recreational facilities.

Staff Comment: We believe that the Council make a finding that this use is consistent with the purposes of the Light Industrial Conditional Zoning District. We note that this use is congruent with the Chapel Hill Transit administrative offices and garage that abuts the east parcel.

5. **Recreation Facility, Commercial.** This use allows a range of indoor for-profit spaces for recreational activities such as gymnastics or indoor sports and have large night and weekend parking demands that are counter-cyclical with parking demands for light industrial and office uses.

Staff Comment: We believe that the Council could make a finding that this use is consistent with the purpose of the Light Industrial Conditional Zoning District. Staff have proposed a condition that would allow this as a conditional accessory use that would be subject to the cumulative limit of no more than one-third of the total built floor area on the site.

6. **Recreation Facility, non-profit.** This use allows a range of non-profit spaces for indoor and outdoor recreational activities.

Staff Comment: We believe that the Council could make a finding that this use is consistent with the purpose of the Light Industrial Conditional Zoning District. Staff have proposed a condition that would exclude non-profit recreation uses that may require large outdoor spaces. Staff have proposed a condition that would allow this as a conditional accessory use that would be subject to the cumulative limit of no more than one-third of the total built floor area on the site.

7. **Supply Yard:** This use allows commercial establishment storing and offering for sale building supplies, steel supplies, coal, heavy equipment, feed and grain, and similar goods. If allowed, this use must also comply with special standards that require all storage areas to be located on all-weather surfaces such as pavement or gravel and drain to a stormwater control measure and be screened from view from both public streets and internal streets. The developer has agreed a voluntary condition that limits this use to the western parcel which is located between the Orange County Landfill and the railroad tracks.



Staff Comment: We believe that the Council could find that this use is consistent with the purpose of the Light Industrial Conditional Zoning District. Staff have proposed a condition that prohibits the storage and sale of raw materials and goods that are used primarily in medium or heavy industrial uses including but not limited to coal, natural gas, crude oil, and ores including iron ore.

DESIGN REPORT

This section includes information on landscaping, tree canopy, building elevations, lighting, utilities, and other impacts.

Landscape Bufferyards:

Buffers - East Parcel	Required	Proposed
North – Chapel Hill Transit Facility	10 foot-wide type B	10 foot-wide type B
East – Chapel Hill Transit Facility	10 foot-wide type B	10 foot-wide type B
South – Single Family Residential	None required for adjoining properties within the Millhouse Road Enterprise Zone ¹¹	None ¹²
West – Millhouse Road	15 foot-wide type B	15 foot-wide type B
Buffers - West Parcel	Required	Proposed
North – Chapel Hill Transit (unbuilt) (outside Chapel Hill Jurisdiction)	10 foot-wide type B	20 foot-wide type B
East – Railroad Tracks	None required adjacent to railroad tracks	None
South – Vacant Parcel Zoned MU-R-1	None required for adjoining vacant property in MU-R-1	None
West – Orange County Landfill	10 foot-wide type B	10 foot-wide type B

Tree Canopy: The Land Use Management Ordinance requires a 20 percent tree canopy coverage for all uses within a Light Industrial Conditional Zoning District. The developer is proposing to meet this standard. The developer’s current proposal includes an onsite tree preservation area of 17 percent. The remaining 3 percent would be met through new plantings.

Building Elevations: The Land Use Management Ordinance does not require review of building elevations by the Community Design Commission. The developer has agreed to the following architectural commitments as a part of their application

- *“Buildings near the right of way will be the most architecturally significant within the development and will be in keeping with the recent construction on Millhouse Road. This will be accomplished through similar or complimentary materials, fenestration, and entry significance. Elevations will be provided with each ZCP application*

¹¹ The Millhouse Road Enterprise Zone is designated as an “Innovative Light Industrial Opportunity Area” on the Lane Use Plan. Buffers are not required adjacent to a lot that is also within this area.

¹² Although a buffer is not required the single family dwelling is 350 feet away from the property line and would be separated by existing vegetation on its lot.



- *Exterior materials would be a mix of brick, architectural block, fiber cement paneling, and glass; and*
- *Exterior architecture on upper floors used for self-storage would be the same as exterior architecture on upper floors for other uses.”*

Lighting: The Land Use Management Ordinance requires submittal, review, and staff approval of a lighting plan that demonstrates compliance with the lighting standards in Section 5.11 prior to issuance of a Zoning Compliance Permit.

Utility Infrastructure: The parcel has access to all utilities including water, sewer, electric, gas, and telephone/cable.

Other Impacts: Light Industrial uses, by definition, do not include uses that have impacts such as smoke, soot, dirt, vibration, and odor from being detectable on the property line. This definition also serves as a requirement that prohibits uses that have detectable external impact. The uses permitted as a part of this project would not have such external effects that are any different than a typical office park or shopping center.

Compatibility with Adjoining Uses:

- *North (east parcel), East: Chapel Hill Transit offices, repair garage and storage yard.* This use is allowed in the LI-CZD district and comparable to the uses being proposed.
- *North (west parcel): vacant.* This property is owned by the Town.
- *South (east parcel): single family dwelling.* This property is within the Millhouse Road Enterprise Zone and eligible for rezoning to LI-CZD. Additionally, the single family dwelling is 350 feet away from the property line and would be separated by vegetation.
- *South (west parcel): vacant.* This property is within the Millhouse Road Enterprise Zone
- *West: closed Orange County Landfill.* The developer would provide a ten foot-wide buffer along the property line that will add to existing vegetation on this property.

TRANSPORTATION REPORT

This section includes information on access, circulation, parking, traffic impact analysis, bus service, and transportation demand management.

Access: One vehicular access to Millhouse Road is proposed for each parcel. For the east parcel the developer proposes a direct driveway connection to Millhouse Road. This driveway would require review and approval by NCDOT.

For the west parcel, the developer would need to obtain an easement to construct a driveway access across the Town’s properties. The developer has proposed a condition that they must obtain driveway access prior to issuance of a Zoning Compliance Permit for development on the west parcel. We also note that these two Town owned parcels that the driveway would cross are within Orange County’s jurisdiction. The west parcel driveway would require all appropriate approvals from NCDOT and the Orange County Planning Department.



Cross Access: The developer has proposed preliminary locations for vehicular and non-vehicular cross access to the north and south for the east parcel and a pedestrian easement for a natural surface trail on the east side of the property along Old Field Creek. The developer has proposed a preliminary location for a vehicular and non-vehicular cross access to the south on the west parcel. The developer is required to record cross access easements prior to issuance of each zoning compliance permit that is constructing a required cross access.

Vehicular Parking: The developer is proposing up to 580 spaces to accommodate the mix of uses proposed. The rezoning decision would not set the final mix of uses and is intended to provide some flexibility to the developer to design the site to meet the needs of their end tenants.

To encourage both the growth of businesses within the park and adaptive reuse of space, the ordinance allows for some administrative flexibility with respect to parking minimums and maximums. LUMO allows a 30 percent adjustment to either the parking minimum or maximum based on substantial evidence such as a parking space use survey, or data from comparable businesses.

The developer has proposed a minimum of 572 parking and a maximum parking of 896 spaces. We believe the proposed 580 spaces to be reasonable for the proposal. Prior to issuance of a Zoning Compliance Permit, the developer must submit detailed information to ensure that sufficient parking is provided.

Bicycle Parking: Using the preliminary square footages noted above, a minimum of 91 parking spaces would be required for the office and research uses. A minimum of 4 spaces would be required for each building that contains a light industrial use. The developer must demonstrate compliance with bike parking requirements prior to issuance of each Zoning Compliance Permit.

Traffic Impact Analysis: Given the broad range of end users or tenants that are possible with the rezoning of this property, the traffic report has provided trip thresholds¹³ at which traffic mitigation measures would be required. These trip thresholds and mitigation measures are included as conditions in Ordinance A. The developer would be required to submit a trip estimate to confirm consistency with the traffic impact analysis and staff would determine whether or not each application would require a mitigation measure to be constructed prior to issuance of a Zoning Compliance Permit.

The TIA evaluated the proposal for 405,000 square feet including 285,000 square feet of light industrial uses, self-storage, and 120,000 square feet of office and research uses.

Based on this analysis, the TIA recommends the following improvements. A pending update to the TIA that we expect to be complete in time to be included in the Public Hearing memo will provide recommended trip thresholds for the required new turn lanes.

¹³ An update to the traffic impact analysis will provide this information has been delayed to October 13. Absent this report, the developer must install all recommended mitigation measures as a part of the first project. Staff expects this to be included in the final public hearing memo.



ID	Intersection Name	Additional Recommended Improvements
1	Eubanks Road and Millhouse Road	<ul style="list-style-type: none"> Extend the right turn lane from Eubanks Road to Millhouse Road with a minimum of 200 feet of storage length and a full taper.
3	East Parcel Driveway and Millhouse Road	<ul style="list-style-type: none"> Construct a driveway with separate right and left turn lanes with a minimum 150 foot storage length and protected throat (no parking spaces or drive aisle access) when the east parcel is developed. Construct a right turn lane from Millhouse Road into the east parcel with a minimum 100 foot storage length and full taper.
4	West Parcel Driveway and Millhouse Road	<ul style="list-style-type: none"> Construct a driveway with a single exit lane with a minimum 100 foot protected throat length when the west parcel is developed.

Millhouse Road Multi-Use Path: The developer would be required to construct a ten foot-wide multi-use path along Millhouse Road consistent with the Town’s draft Mobility Plan and the Greenways Master Plan (2013). This path would be part of the future connection between the future regional park proposed by Orange County on Millhouse Road to Carraway Village and the “Horace Williams” greenway to the south. This path would be located a minimum of 8 feet behind the curb. We have included this requirement as a condition in Ordinance A

Easement for Natural Surface Trail Along Old Field Creek: The developer has agreed to dedicate an easement for the construction and maintenance of a natural surface trail along Old Field Creek, which is located on the east side of the parcel. The developer has agreed to extend the easement to the sidewalk network within the developed portion of the site to provide tenants and patrons access to the trails. We have included a condition to this effect in Ordinance A.

Bus Stop: Presently, Chapel Hill Transit does not provide bus service along Millhouse Road. The developer has agreed to a condition that would require them to make a payment-in-lieu of constructing required transit facilities if bus service is provided along Millhouse Road prior to the issuance of the final phase of the project. We have included this condition in Ordinance A.

Transportation Management Plan: The developer has agreed to prepare a Transportation Management Plan. A Transportation Management Plan would be required prior to issuance of a Zoning Compliance Permit.

ENVIRONMENTAL REPORT

This section includes information on stream buffers, floodplain, steep slopes, stormwater management, and energy management.

Stream Buffers: The east parcel contains a portion of Old Field Creek which is a perennial stream with a Jordan Watershed Riparian Buffer and 150 foot-wide Resource Conservation District. The developer proposes to preserve most of the existing buffer, keeping impervious surfaces such as buildings, parking lots, and driveways entirely out of the buffer. The developer



must demonstrate compliance with the Resource Conservation District and Jordan Watershed Riparian Buffer requirements prior to issuance of a Zoning Compliance Permit.

Floodplain: The east parcel contains an area of 100 year regulatory floodplain. The developer does not propose any development activities that would impact the floodplain.

Steep Slopes: The east parcel contains two small areas of slopes that are steeper than 25 percent. The developer does not propose any development activities that would disturb the steep slopes.

Stormwater: The project is required to comply with the stormwater standards of the Light Industrial-Conditional zoning district, which are more stringent than those applicable Town-wide. The developer must demonstrate compliance with water quality treatment standards as well as runoff volume and flow rate requirements that limit post construction runoff prior to issuance of each Zoning Compliance Permit.

Energy Management Plan: The developer has agreed to a condition requiring an Energy Management Plan prior to issuance of each Zoning Compliance Permit. The Energy Management Plan must demonstrate that the project would be 20 percent more efficient than ASHRAE as referenced in the 2012 North Carolina Energy Conservation Code standard. We have included this as a condition in ordinance A.

REZONING REPORT

This section includes analysis of the justifications for rezoning and a analysis that focuses on the six decision criteria for zoning atlas amendments for conditional zoning districts.

Analysis of the Rezoning Statement of Justification

[Article 4.4 of the Land Use Management Ordinance](#)¹⁴ establishes the intent of Zoning Amendments (including both atlas and text amendments to the Ordinance) by stating that:

“In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town it is intended that this chapter shall not be amended except:

- a. to correct a manifest error in the chapter; or*
- b. because of changed or changing conditions in a particular area or in the jurisdiction generally; or*
- c. to achieve the purposes of the Comprehensive Plan.”*

Article 4.4 further indicates:

“It is further intended that, if amended, this chapter be amended only as reasonably necessary to the promotion of the public health, safety, or general welfare, and in conformance with the Comprehensive Plan.”

¹⁴ chplan.us/LUMO4-4



Following is a staff response to the three required considerations:

A) To correct a manifest error in the appendix:

Staff Comment: No arguments in support or in opposition submitted to date.

B) Because of changed or changing conditions in a particular area or in the jurisdiction generally:

Staff Comment: We believe the following is an accurate summary of the information in the record thus far:

Argument in Support: Based on our review, we believe the Council could make the finding that the proposed text amendment complies with the Comprehensive Plan and achieves its purposes. Relevant goals and objectives in the Comprehensive Plan include, but are not limited to the following information from the developer's Rezoning Statement of Justification:

"The rezoning is warranted due to changed conditions in the area. The project site is in an area identified by the Town as a Light Industrial Opportunity Area and the proposed development is intended to follow the applicable recently adopted ordinance sections related to the Light Industrial Conditional Zoning District."

C) To achieve the purposes of the Comprehensive Plan

Staff Comment: We believe the following is an accurate summary of the information in the record thus far:

Argument in Support: Based on our review, we believe the Council could make the finding that the proposed text amendment complies with the Comprehensive Plan and achieves its purposes. Relevant goals and objectives in the Comprehensive Plan include, but are not limited to the following:

A Place for Everyone

A creative place to live, work, and play because of Chapel Hill's arts and culture (Goal PFE.2). From the developer's statement of compliance with the Comprehensive Plan:

"The rezoning would allow for development of a large flex space park giving small startup businesses and established business alike a place to develop and grow outside the confines of traditional built spaces."

Community Prosperity and Engagement

Foster success of local businesses (CPE.2). From the developer's statement of compliance:

"By creating a new flex space park this project will add to the Town's revenues, foster the success of local business and provide flexible use space for new businesses to develop in Chapel Hill."

Facilitate Getting Around

A well-conceived and planned, carefully thought-out, integrated, and balanced transportation system that recognizes the importance of automobiles, but encourages and facilitates the growth



and use of other means of transportation such as bicycle, pedestrian, and public transportation options (GA.1) A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (GA.2). From the developer's statement of compliance:

"The development of this vacant parcel will provide additional pedestrian and bicycle connectivity along Millhouse Road, adding to the Towns' Parks and Recreation multimodal trail plans."

Argument in Opposition: No arguments in opposition submitted to date.

Analysis of the Conditional Rezoning Decision Criteria

Article 4.4.3 of the Land Use Management Ordinance, includes six decision criteria for the Town Council to consider when deciding conditional zoning atlas amendment.

1. Conformity of the application with the applicable provisions of this appendix (The LUMO) and Town Code.

Staff Comment: We believe that the Council could find that the application meets this criterion.

2. The conformity of the application with the comprehensive plan.

Staff Comment: We believe that the Council could find that the application meets this criterion.

3. The compatibility of the proposed application with adjoining uses.

Staff Comment: We believe that the Council could find that the application meets this criterion.

4. The impacts of the proposed application on the surrounding properties and town as whole.

Staff Comment: We believe that the Council could find that the application meets this criterion.

5. The relationship of the application to existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities.

Staff Comment: We believe that the Council could find that the application meets this criterion.

6. The relationship of the application to natural systems such as hydrology, topography, and other environmental constraints.

Staff Comment: We believe that the Council could find that the application meets this criterion.

Background Report

Public Hearing – 10/18/2017



Topic Area: This report describes the background of the Millhouse Enterprise Zone and the Light Industrial Conditional Zoning District

Background: On June 27, 2016 the Town Council authorized the Town Manager to develop a new zoning category and review process to enable and encourage the creation of light industrial and flexible spaces order to provide places for creative and entrepreneurial companies. The Council Economic Sustainability committee recognized that this type of space was largely not available within Chapel Hill and identified the Millhouse Road Area as place to encourage this type of space so that businesses could locate and grow in Chapel Hill. The below tools were developed:

1. **New Zoning Category** to encourage Innovative, Light Industrial Uses. The full name of this zoning district is Innovative, Light Industrial Conditional Zoning District (LI-CZD)
 - This zoning category has special standards for light industrial uses.
2. **Land Use Plan Amendment** to identify an area suitable for these uses.
 - The designated what is now the Millhouse Enterprise Zone as an “Innovative Light Industrial Opportunity Area” on the land use plan.
 - Only properities within such an area can apply for a conditional rezoning.
3. **Conditional Zoning Atlas Amendment Process:** to streamline review for these uses.
 - The Council has the discretion to make policy consdierations in this open and transparent legislative deicison process.

On April 5, 2017 [The Town Council created](#) the Millhouse Enterprise Zone by enacting a text amendment that created the LI-CZD zoning district and the review process and by amending the land use plan.

The review process responds to Council’s interest of providing the applicant flexibility to create space for a wide range of light industrial uses while still allowing the Council to decide key policy considerations. Staff, and Planning Commission, review the conditional zoning atlas amendment application, and then the Town Council holds a public hearing and makes a decision on the application. If the Town Council approves the rezoning application, the property owner must submit a Zoning Compliance Permit application to obtain approval to develop the property.

If the application is approved, the developer must demonstrate compliance with their rezoning approval as well as the detailed construction standards of the LUMO prior to issuance of a Zoning Compliance Permit. These details include the precise placement of buildings, parking space. Similar to a SUP process, the LUMO allows some flexibility for the applicant to make adjustments to their plan to account for changing market conditions and to suit their future tenants.



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Planning for the Future

CAROLINA FLEX PARK

7000 and 7001 Millhouse Road

LIGHT INDUSTRIAL - CONDITIONAL ZONING DISTRICT APPLICATION

NARATIVE

18 August 2017

Developers Program

The proposed Carolina Flex Park (CFP) is envisioned to provide affordable office, storage and light manufacturing/assembly opportunities for new and small business in Chapel Hill. We feel that this location, until recently without public utilities, is the most suitable location within Chapel Hill to serve this much needed mix of economic development spaces.

The property is comprised of 2 parts (currently with the same PIN reference) separated by Millhouse Road and the railway rights of way. The western parcel is a 1.7 acre rectangle, and the larger east portion is a 10.33 acre rectangle. The program for the west parcel is proposed to be 25,000 sf of single level space to be used primarily for labs and maker space uses. It will have its own parking. This portion of the site is between the railway line and the county landfill site and is difficult to access from the adjacent street. Therefore access into the site will be from the north through an easement on Town owned properties.

On the eastern portion of the CFP, comprising about 10.3 acres, we are proposing a mix of multi-story buildings totaling a maximum of 380,000 sf. These buildings will be served by access directly off Millhouse Road to surface parking throughout the site.

Flex office provides space for those businesses that need a small office and a large shell area for storage, assembly or light manufacturing, such as a contractor or craft business, lab space and maker space. There is very little of this space available in Chapel Hill, but Chapel Hill has local business people who can benefit from such a

space. This side of the parcel would be designed to present an attractive image to Millhouse Road.

The eastern portion of the property contains some amount of RCD and an ephemeral stream, and the proposed development will be sensitive to these features.

Surface Stormwater Management Facilities will be constructed to handle runoff from the Development and will meet the current storm management requirements.

The architecture of the buildings will be in keeping with recent construction on Millhouse Road.

The maximum building space and parking number have been listed as maximums to allow flexibility of users at each phase. It is understood and included in text commitments in the plans that each development phase will be reviewed for Zoning Compliance Permitting and that each phase will need to comply with all LUMO requirements including minimum parking standards.

We look forward to working with the town in obtaining approvals of this much needed mix of uses to serve the Chapel Hill business community - existing and future.

Site and Neighborhood Analysis

The development of the proposed Carolina Flex Park (CFP) would continue the development begun by the Town of Chapel Hill Public Works and the Chapel Hill Transit projects directly north of the site. The property to the east is vacant land owned by the Town of Chapel Hill. The property directly to the south is a small family farm, and south of that is some office/warehousing development on the north side of Eubanks Road. To the west is the Orange County landfill. To the northwest of the site where Millhouse Road bends to the west and north are more small farms, mainly horse farms.

The topography of the site and in the immediate area is fairly flat, averaging under 5%-10% slope. There is a stream, Old Field Stream, running to the east with buffer on the project parcel. Blackwood Mountain is located a little less than one mile to the north.

Access to the larger eastern portion of the parcel is good - Millhouse Road is a 38' wide paved street with curb and gutter on both sides and some existing sidewalk connecting to the Town Public Works and Transit developments to the north.

The site is wooded, as is much of the "vacant" land around the site. The farm to the south is cleared. The two public developments to the north are wooded except for the project areas.



Aerial of site (outlined in red) and surrounding properties.

--DRAFT--
REZONING APPLICATION:
CONDITIONAL ZONING
DISTRICT



TOWN OF CHAPEL HILL
Office of Planning and Sustainability
405 Martin Luther King Jr. Blvd
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number(s) (PIN): 9870-89-0517

Date: 29 June 2017

Section A: Project Information

Project Name: Carolina Flex Park

Property Address: 7000 and 7001 Millhouse Road Zip Code: 27517

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

Project Description: Rezoning to LI-CZD conditional use zone. Development of buildings, parking, stormwater mitigation and landscaping on the entire parcel.

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

Applicant Information (to whom correspondence will be mailed)

Name: Coulter Jewell Thames PA Attn: Wendi Ramsden

Address: 111 W Main Street

City: Durham State: NC Zip Code: 27701

Phone: 919-682-0368 Email: wramsdenc@cjtpa.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: _____

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Carolina Flex Park, LLC

Address: 50201 Governors Drive

City: Chapel Hill State: NC Zip Code: 27517

Phone: 919-260-1857 Email: jason@boldnc.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. The undersigned further authorizes Town staff to enter the property(ies) for the purposes of conducting a site visit(s) to evaluate existing site conditions.

Signature:  Date: 6/22/17

**--DRAFT--
REZONING APPLICATION:
CONDITIONAL ZONING
DISTRICT**



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Address: 111 W Main Street

City: Durham State: NC Zip Code: 27701

Phone: 919-682-0368 Email: wramden@cjtpa.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: *Wendi Ramsden* Date: 6.29.2017

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: _____

Address: 50211 Governors Drive

City: Chapel Hill State: NC Zip Code: 27517

Phone: _____ Email: jason@boldnc.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. The undersigned further authorizes Town staff to enter the property(ies) for the purposes of conducting a site visit(s) to evaluate existing site conditions.

Signature: _____ Date: _____

REZONING APPLICATION: CONDITIONAL ZONING DISTRICT



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Signature: _____ Date: _____



REZONING APPLICATION: CONDITIONAL ZONING DISTRICT SUBMITTAL REQUIREMENTS

TOWN OF CHAPEL HILL
Office of Planning and Sustainability

About:

Conditional Rezoning applications are reviewed by the staff, Planning Commission and Town Council. The application is part of an open public process that enables the Town Council to discuss and decide on the key issues of rezoning proposal. If a rezoning is approved, the applicant may then submit a detailed final plans application to staff for compliance review with the technical development standards and with the Council CZD rezoning approval. At the beginning of the review process, the applicant is required to hold a Public Information Meeting to share the project and receive feedback from interested community members.

The following are possible questions that the Planning Commission Council may ask of an applicant during the discussion of a Conditional Rezoning. The attached application addresses these topics below. Please note that this list is not all inclusive. 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:
 - Goals / Themes:
2. Would the proposed project comply with the Land Use map? Is an Amendment Proposed to The Land Use Plan?
3. Is the project within the Town Limits? If no, is a petition for voluntary annexation proposed as a condition?
4. What is the proposed zoning district?
5. Would the proposed project require alternate conditions as part of a conditional rezoning approval?
6. 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)
7. Has the applicant addressed traffic impacts? Traffic and circulation issues?
8. Has the applicant discussed the project with adjacent neighbors?
9. How does this project relate to adjoining properties?
 - a. Are there impacts on adjoining properties
 - b. How does the application mitigate any impacts to adjoining properties?



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Planning for the Future

CAROLINA FLEX PARK

7000 and 7001 Millhouse Road

LIGHT INDUSTRIAL - CONDITIONAL ZONING DISTRICT APPLICATION

SUMMARY RESPONSE TO APPLICATION QUESTIONS

18 August 2017

Would this project demonstrate compliance with the Comprehensive Plan?

There is no applicable small area plan, overlay, or study area associated with this parcel or the adjoining parcels. This parcel is in a future focus area as defined in the Land Use Plan and is identified as a development opportunity area.

This parcel is at the northwest edge of the area studied in the Northern Area Task Force Plan in 2007. The proposed rezoning would meet some of the recommended development guidelines especially in regards to protection of the environmental quality of the area, and development promoting safe comfortable buildings and streetscapes in a system that promotes bicycle and pedestrian connections. It does not go against any of the recommended guidelines, though there are many guidelines that are not applicable to non-residential development or to development away from the major four roadways.

Rezoning this parcel would allow for a project compliance with the goals of the Town's Comprehensive Plan. The development would provide a large amount of flex space not currently available in Chapel Hill, giving small start-up businesses and established businesses alike a place to develop and grow. The project will apply for Town Annexation, thereby adding to the Town's revenue as well as fostering the success of local businesses. It is well sited close to the highway and is on an existing underutilized road already serviced by bus lines and utilities.

Would the proposed project comply with the Land Use map? Is an Amendment proposed to the Land Use plan?

This parcel is in a future focus area as defined in the Land Use Plan and identified as a development opportunity area. The Town recently adopted a new zone for this and adjoining parcels allowing for a rezoning to LI-CZD.

Is the project within Town limits? If no, is a petition for voluntary annexation proposed as a condition?

The parcel is currently in the urban services boundary but not within Town limits. A text commitment is included with this application to require a voluntary petition for annexation prior to approval of the Zoning Compliance Permit.

What is the proposed zoning district?

LI-CZD

Would the proposed project required alternate conditions as part of a conditional rezoning approval?

The applicant is not asking for alternate conditions.

Are there existing conditions that impact the site design (ie: 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)

There is an existing RCD on the site which extends the length of the eastern property line and a significant portion of the southern property line. The development will avoid the RCD except to install pedestrian greenway connections. The applicant understands any work in the RCD requires separate permitting.

The parcel is divided by Mill House Road and a railway line. The applicant understands they will need to subdivide the property / get a new parcel identification for the western portion. The applicant also understands they will need to arrange for

access easements from adjacent property owners (currently Town owned parcels) to get access into this portion of the site without crossing the railway tracks away from existing roadways.

Has the applicant addressed traffic impact? Traffic and circulation issues?

The applicant has arranged with the Town for a preliminary traffic impact study. This study recommended public right of way improvements and private driveway constraints which have been included in commitments on the plan and as part of this application.

Has the applicant discussed the project with adjacent neighbors?

There has been a public information meeting at which two adjacent owners attended. They indicated support for this project as currently shown.

How does this project relate to adjoining properties? Are there impacts on adjoining properties? How does the application mitigate any impacts to adjoining properties?

The property to the north is already developed. The property to the south and east is not. The impacts to adjoining properties will be: specific points of internal access for future connectivity, added development and traffic, addition to the greenway system.

Traffic mitigation is expected and will follow the TIS recommendations. The internal access points are not necessarily needing mitigation as the undeveloped property is without specific development plan at this time. The greenway addition is a positive impact.



Overview

Site Description	
Project Name	Carolina Flex Park
Address	7000 and 7001 Millhouse Road
Property Description	12 acre rectangular parcel bisected by Millhouse Road and railway r/w
Existing Land Use	Vacant
Proposed Land Use	Light Industrial Flex Space
Orange County Parcel Identifier Numbers	9870890517
Existing Zoning	MU-R-1
Proposed Zoning	LI-CZD
Application Process	Conditional Rezoning Application
Comprehensive Plan Elements	
Overlay Districts	None

Regulatory Land Use Intensity

Design/LUMO Standards		Requirement	Proposal	Status
Sec. 3.7 3.4.3(c)(7)	Use(s) and Use key (P,A, AY, YZ, Z)	P,A,AY YZ, Z with Council approval	P,A,AY YZ,Z as part of this application for approval	
Sec 3.8	Net Land Area	Min 17,000 sf	523,965 sf	
Sec 3.8	Gross Land Area		576,362 sf	
Sec. 3.8	Dimensional Standards	Street min 15' setback Interior min 10' setback Solar min 10' setback	Street min 15' setback Interior min 10' setback Solar min 10' setback	
Sec. 3.8	Height	Maximum 90'	Maximum 90'	
Sec. 3.8	Floor area total	NA	Maximum 405,000 sf	
Sec. 3.4.3.(c)(2)	Proposed Alternate Conditions	NA	NA	NA



**REZONING APPLICATION: CONDITIONAL ZONING DISTRICT
SUBMITTAL REQUIREMENTS**

**TOWN OF CHAPEL HILL
Office of Planning and Sustainability**

Site Design

Design/LUMO Standards		Requirement	Proposal	Status	
Landscape	Secs. 5.6 3.4.3(c)(4)	East	West parcel no buffer East parcel 20'	West parcel 0 East parcel min 20'	
	Secs. 5.6 3.4.3(c)(4)	North	West parcel 20' East parcel 10'	West parcel min 20' East parcel min 10'	
	Secs. 5.6 3.4.3(c)(4)	South	West parcel no buffer East parcel no buffer	West parcel 0 East parcel 0	
	Secs. 5.6 3.4.3(c)(4)	West	West parcel 10' East parcel 15'	West parcel min 10' East parcel min 15'	
	Secs. 5.7 3.4.3(c)(5)	Tree Canopy	Min 20%	Min 104,800 sf (20%)	
	Sec. 5.11	Lighting Plan (footcandles)	Required at Final Plans	Will be provided at final plans	
Environment	Sec. 3.6	Resource Conservation District	Yes	Shown on plans	
	Sec. 5.18	Jordan Riparian Buffer	Yes	Shown on plans	
	Sec. 5.3.2	Steep Slopes	Yes	Shown on plans	
	Secs. 5.4 3.4.3(c)(3)	Stormwater Management	Required at final plans	Will be provided at final plans	
	Sec 3.7	Land Disturbance	Required at final plans	Will be provided at final plans	
	Sec. 5.4	Impervious Surface	Maximum 70%	Maximum 366,755 sf (70%)	
	Sec. 5.13	Solid Waste & Recycling	Yes	Will be provided on site, detailed at final plans	



**REZONING APPLICATION: CONDITIONAL ZONING DISTRICT
SUBMITTAL REQUIREMENTS**

TOWN OF CHAPEL HILL
Office of Planning and Sustainability

Design/LUMO Standards		Requirement	Proposal	Status	
Access & Circulation	Sec. 5.8	Street Standards	n/a	n/a	
	Sec. 5.8	Vehicular Access	Yes	Location shown on plans	
	Sec. 5.8	Bicycle / Greenway Improvements	Required at final plans	Will be provided on final plans	
	Sec. 5.8	Pedestrian Improvements	Required at final plans	Will be provided on final plans	
	Sec. 5.8	Distance from bus stop	No nearby route	n/a	N/A
	Sec. 5.8	Transit Improvements	Not on a transit route	n/a	N/A
	Secs. 5.9 3.4.3 (c)(6)	Vehicular Parking Spaces	Required at final plans	Will be provided on final plans	
	Secs. 5.9 3.4.3 (c)(6)	Bicycle Parking Spaces	Required at final plans	Will be provided on final plans	
	Sec. 5.9	Parking Lot Standards	Required at Final Plans	Will be provided on final plans	
Other	Sec. 5.12	Utilities	Burial of electric lines	Will be provided on final plans	
	Sec. 3.4.3.(c)(2)	Proposed Alternate Conditions			N/A

Symbol	Meaning	Symbol	Meaning
	Meets Standard	A	Alternate Condition Requested
NA	Not Applicable	C	Conditional Compliance



**REZONING APPLICATION: CONDITIONAL ZONING DISTRICT
SUBMITTAL REQUIREMENTS**

TOWN OF CHAPEL HILL
Office of Planning and Sustainability

Submittal Requirements

The following must accompany your application. Failure to do so will result in your application being considered incomplete.

X	Application fees (refer to fee schedule)	Total \$	
X	Existing Recorded Documents — Refer to Section 1	Application Fee \$	1,260.00
X	Supplemental Documentation — Refer to Section 2	Mailing Fee \$	16.00
n/a	Stormwater Management Plan and Report — Refer to Section 3	Engineering Review \$	
X	Plan Sets— Refer to Section 4	Fire / Life Safety \$	
X	Mailing List – Property owners within 1,000 foot perimeter of subject property (see GIS notification tool). (mailing fee is double due to 2 mailings)		

Submit all Town Staff copies to the Development Services Desk on the 1st Floor of Town Hall.
Submit External Agency copies directly to those agencies listed on the next page.

Monthly Submittal Deadline (new submittals): Last Thursday of the Month, 12 noon.

<input checked="" type="checkbox"/>	First Submittal:	Town Staff	External Agencies
	Complete set of documents required in sections 1-3	1 copy	No copies
	Transmittal Sheet (Confirm External Agency submittal on Town submittal)	1 copy	1 per agency
	Plan Set Packets , to include the following:	10 copies	1 per agency
	1. Project Fact Sheet (portion filled out by applicant; pages 1-5)		
	2. Plan sets, with the following requirements: <ul style="list-style-type: none"> • Coversheet with project name, location, contact info, contents • Each sheet must be numbered and titled according to contents • Folded, collated plans are preferred, when possible. 		
	Electronic Files , to include the following:	1 copy	No copies
	1. One for each document required on application form		
	2. One file for each plan sheet, name must match page title/number		
	3. One “bundled” plan set file. If this file exceeds 20MB, also submit multiple files with a size no larger than 20MB for application website.		

<input checked="" type="checkbox"/>	All Subsequent Submittals (weekly re-submittal deadline: Fridays at noon)	Town Staff	External Agencies
	Same requirements as above. * Confirm number of plan sets with Planner	See above	See above
	Comment Response Letter	10 copies*	1 per agency
	Plan sets must include revision dates on each revised sheet Changes must be bubbled, called out, listed or otherwise noted.		



**REZONING APPLICATION: CONDITIONAL ZONING DISTRICT
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Office of Planning and Sustainability**

External Contacts – Plans Must be Sent Directly to These Reviewers.

OWASA (Water / Sewer):	NCDOT
Nick Parker	Chuck Edwards / DeAngelo Jones
400 Jones Ferry Rd	Physical: 115 E. Crescent Square Dr.
Carrboro, NC 27510	Mailing: PO Box 766
919-537-4201	Graham, NC 27253-0766
NParker@owasa.org	cnedwards@ncdot.gov
	djjones1@ncdot.gov

1. Existing Recorded Documents

- a) HOA Documents
- b) Utility Easements
- c) ROW Plats
- d) Access Easements
- e) Drainage Easements
- f) Any other applicable easements or documents

2. Supplemental Documents

- a) Written Narrative with the following elements
 - 1) General description of developer's program
 - 2) Description and analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, environmental features, cultural features, and existing vegetation
- b) Stream Determination
- c) Jurisdictional Wetland Determination
- d) Traffic Impact Analysis or Approved Traffic Impact Analysis Exemption ([TIA requirements](#))
- e) Rezoning Statement of Justification.
 - The Statement of Justification for the requested map change shall be based upon one or more of the following:
 - The amendment would correct a manifest error in the map;
 - The amendment is warranted due to changed or changing conditions in the area or in the jurisdiction generally;
 - The amendment achieves the purposes of the Comprehensive Plan.
 - Respond to the following items in the purpose statement of the zoning district [LUMO 3.4.3 (b)]:
 - That the proposed rezoning would support and encourage space for job creating, innovative, light industrial uses that serve the needs of the community and region.
 - That the proposed rezoning is located within an innovative, light industrial opportunity area "I" on the land use plan.
 - That a LI-CZD is intended to be applied to areas within the Town limit so that municipal services can be



REZONING APPLICATION: CONDITIONAL ZONING DISTRICT SUBMITTAL REQUIREMENTS

TOWN OF CHAPEL HILL
Office of Planning and Sustainability

provided to properties containing innovative, light industrial uses.

- e) Statement of Compliance with Comprehensive Plan
- Conformance of the proposed development the Comprehensive Plan for development of Chapel Hill and its environs and response to the applicable goals of comprehensive plan.
 - Conformance of the proposed development to the Chapel Hill Land Use Plan
 - Relationship of the site to plans adopted as part of the comprehensive plan such as the Bike Plan, the Greenways Master Plan, adopted small area plans, etc...
 - Other considerations relevant to the proposed use.
- f) Statement of Justification for any proposed land uses categorized as "YZ" or "Z"
- Description: *Uses classified as "YZ" or "Z" in a conditional zoning district are permissible only with specific Town Council approval of a condition allowing those uses. Provide additional information and justification for any proposed "YZ" or "Z" uses.*
 - Provide tally of proposed uses in square feet of floor area and percentages of the total proposed floor area.
 - Respond to purpose statement of zoning district [LUMO 3.4.3 (b)]
 - Relationship of the proposed use and the character of development to surrounding uses, including possible conflicts between uses and how conflicts will be handled.
 - Effect on the value of surrounding properties determined to be contiguous property.
 - Other considerations relevant to the proposed use.
- g) Statement of Justification for any proposed alternate conditions [LUMO section 3.4.3(c)(2)D]
- Description: *Where actions, designs, or solutions proposed by the applicant are not literally in accord with applicable regulations, or other regulations in this appendix, The town council, in approving a conditional zoning district rezoning may determine that additional and/or alternate standards are appropriate in that particular case provided that the intent of the LI-CZD standards have been met to an equal or greater degree. Any alternate condition shall be explicitly indicated the conditional rezoning approval.*
 - Identify regulation, how it affects the proposed project, and how alternate condition would enable the project to meet the intent of the zoning district [LUMO 3.4.3 (b)] and standards [LUMO 3.4.3(c)(1)]

3A. Stormwater Management Plan

- a) Existing topography at minimum 2-foot intervals and finished grade.
- b) Natural drainage features, wetlands, streams, RCD buffers, Jordan Riparian Buffer Boundary, and floodplain boundaries.
- c) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines.
- d) Proposed land uses, surface types and approximate overall impervious surface area.
- e) Type, location and sizing calculations of Stormwater Control Measure (SCM).
- f) Location(s) of stormwater discharge / outlets.



**REZONING APPLICATION: CONDITIONAL ZONING DISTRICT
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Office of Planning and Sustainability**

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
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetland Boundaries, where applicable

Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, and 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, vehicle parking areas, bicycle parking, handicapped parking, street names
- f) 1,000 foot 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) Existing topography at minimum 2-foot intervals and finished grade
- f) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed

Rezoning Plan

Rezoning Plan: A plan that depicts the general configuration and relationship of the principal elements of the proposed development such as uses, intensity, location and size of parking and loading areas, access and circulation, open space, any areas containing an environmental constraints, a maximum building envelope with massing exhibits and the development envelope.

- a) Location of the development envelope. Development envelope means the area, as designated on the rezoning plan, containing building footprints, parking areas, loading areas, and other appurtenant impervious features (including outdoor areas used for storage). *Not included in the term development envelope are below ground utility lines, above-ground stormwater management areas, landscape and natural areas, and other non-impervious features.*



**REZONING APPLICATION: CONDITIONAL ZONING DISTRICT
SUBMITTAL REQUIREMENTS**

**TOWN OF CHAPEL HILL
Office of Planning and Sustainability**

- b) Location of Vehicular, pedestrian and bike accesses to site. Include location of existing and future greenways or other transportation facilities.
- c) Open spaces and landscaped areas
- d) Building envelope / height exhibit
- e) Tree preservation Area.
- f) Site data block.
- g) Stormwater management area
- h) Conceptual utility locations (optional)
- i) Conceptual grading plan (optional).
- j) Building footprints and parking layouts (optional)



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Planning for the Future

CAROLINA FLEX PARK

7000 and 7001 Millhouse Road

LIGHT INDUSTRIAL - CONDITIONAL ZONING DISTRICT APPLICATION

STATEMENT OF COMPLIANCE WITH THE COMPREHENSIVE PLAN

18 August 2017

The project site is located on both sides of Millhouse Road north of Eubanks Road and south of the Chapel Hill Transit Center. It is a 12-acre parcel bisected by the Millhouse Road and railway rights of way. The parcel is located within the Urban Services area, but outside the Town boundary.

We believe the proposed development is consistent with and applicable to five of the goals outlined for the area in the 2020 Plan.

The applicable themes and goals outlined in the 2020 plan are:

1. A place for everyone
2. Community prosperity and engagement
3. Getting around
4. Good places, new spaces
5. Nurturing our community

Goal 1. A Place For Everyone: Specifically this project would support PFE.4 - A community that provides all people with access to opportunities. The rezoning would allow for development of a large flex space park giving small startup businesses and established business alike a place to develop and grow outside the confines of traditional built spaces.

Goal 2. Community Prosperity and Engagement: By creating a new flex space park this project will add to the Town's revenues, foster the success of local business and provide flexible use space for new businesses to develop in Chapel Hill.

Goal 3. Getting Around: The development of this vacant parcel will provide additional pedestrian and bicycle connectivity along Millhouse Road, adding to the Town's Parks and Recreation multimodal trail plans.

Goal 4. Good Places, New Spaces: The proposed project will create flexible work space not currently available at this scale in Chapel Hill. The development is intended to provide outdoor green space as well.

Goal 5: Nurturing Our Community: The project will be developed to provide stormwater mitigation, will save more than the minimum tree coverage on site, and will provide another component of the multi modal trail system along Millhouse Road.

This parcel is at the northwest edge of the area studied in the Northern Area Task Force Plan in 2007. Applicable goals from that study are:

- development that protects, restores, and enhances the environmental quality of the area
This development will protect the stream buffers and keep the forest along that stream. New impervious on the property will be mitigated with stormwater management systems, and the development will meet the Town's tree coverage standards, mostly with tree preservation, and electric power lines will be buried to allow for full tree canopy. The development will have open space and will add to the Town's greenway system.

- development that supports an active pedestrian environment and promotes transit use. The development will add greenway trails to the Town's system. There will be internal walks and open space, and the site though densely developed will be developed in multiple buildings to allow for more friendly pedestrian circulation. A mix of non-residential uses is anticipated and it is hoped that tenants and nearby residents and workers will walk to and within this development to patronize these businesses.

- develop a highly connected bicycle and pedestrian system that provides safe, efficient and attractive travel options.
This development will connect to and add to the existing sideway system in the area, and will add to the Town's greenway system.

- develop guidelines that promote the design of safe, comfortable, active and visually interesting buildings and streetscapes.
This development will be a group of multiple buildings sited to allow for easy pedestrian and bicycle circulation and provide some shade. There will be bike parking spaces provided and streetside / internal driveway plantings to enhance the pedestrian experience visually and to provide shade. The majority of the parking will not face the street and the majority of service areas will be away from the street frontage. The buildings will be multi story and will be constructed of multiple materials - brick, architectural block, fiber cement panel and glass.

The rezoning request and proposed use support all of the applicable themes and goals. The use supports existing development in Town while providing the type of space not already available at this scale. The project will provide attractive buildings with landscaping, stormwater management, and friendly to car riders, pedestrians and cyclists.



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Planning for the Future

CAROLINA FLEX PARK

7000 and 7001 Millhouse Road

LIGHT INDUSTRIAL - CONDITIONAL ZONING DISTRICT APPLICATION

REZONING STATEMENT OF JUSTIFICATION

18 August 2017

The project site is located on both sides of Millhouse Road north of Eubanks Road and south of the Chapel Hill Transit Center. It is a 12-acre parcel bisected by the Millhouse Road and railway rights of way. The parcel is located within the Urban Services area, but outside the Town boundary. It is not located within a watershed protection district and there is no small area plan associated with the project site or surrounding parcels. The newly created zone is intended for land within the Town's corporate limits. Voluntary application for annexation will be made during the ZCP phase of permitting with the expectation that the Town will approve incorporation of this site into Town limits.

The rezoning is warranted due to changed conditions in the area. The project site is in an area identified by the Town as a Light Industrial Opportunity Area and the proposed development is intended to follow the applicable recently adopted ordinance sections related to the Light Industrial Conditional Zoning District.

We believe the proposed development is consistent with the goals outlined for the area in the 2020 Plan. The project will provide flex space not available at this scale elsewhere in town; space for existing businesses to grow, and space for new businesses to develop. The location will take advantage of existing good roadways and new utility services. The buildings will be attractive building with modern systems, landscaping, stormwater management, and friendly to car riders as well as pedestrians and cyclists. In addition to supporting the applicable themes of future development, this parcel is in an area identified by the Town as ripe for future light industrial development. This parcel is not within a small area plan. It is at the northwest edge of the Northern Area Task Force study area.



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Planning for the Future

CAROLINA FLEX PARK

7000 and 7001 Millhouse Road

LIGHT INDUSTRIAL - CONDITIONAL ZONING DISTRICT APPLICATION

STATEMENT OF JUSTIFICATION FOR “YZ” AND “Z” USES

9/29/17

Carolina Flex Park will be one of the first spaces in Chapel Hill dedicated to provider maker space, artist space as well as a home for many small businesses. The new LI-CZD Zoning is ideal for these types of uses and we have striven to design a facility that will both be able to take advantage of the many uses this new district provides as well as help the town meet many of its own goals for sustainability and smart growth.

This project will be an exciting economic engine which will both provide space for the creation of new jobs as well as be local home base for many services which are not typically available in Chapel Hill. Due to both the lack of availability as well as the price of much Chapel Hill real estate, many of the service providers such as: plumbers, painters, carpenters and electricians come from a long way away to work in our town. We hope to be able to offer a solution to this which will be both greener since there will be less transportation cost and exhaust as well as providing for a better and safer work environment.

We feel that the creation of this type of space is in keeping with the town's goals of sustainability as well as providing space for creative and entrepreneurial work to start. This will be true incubator space which the town needs. Not only will we provide maker space for high tech and bio tech start-ups companies, we will also welcome new start-ups in more low-tech areas such as food production, crafts and the provision of essential services that are needed to keep our town running safely and smoothly. We hope that by making this type of space available we will be able to house more of the UNC related start-ups that have typically moved out of town for the next phase of their businesses, often due to a lack of available local space.

“Z” Uses

The uses shown in the code which are classified as “Z” in this proposed district and which may be incorporated into the final project are:

Business, general
Business, office type (A, Z)
Place of assembly (up to 2000 seats)
Public use facility
Recreational facility, commercial
Recreational facility, non-profit

All of these uses would be possible in the building layouts. The buildings themselves would be architecturally similar to each other and designed to accommodate a wide range of uses and a flexibility to have a change in uses as tenants turn over. Business and office space would use a maximum of 95,000 sf.

A place of assembly would utilize the parking at off-peak times relative to the other business uses on site

Recreation use is proposed as both a commercial and nonprofit use because we do not know what businesses might be interested in leasing space at Carolina Flex Park. It is conceivable that some uses might be considered recreational such as a rock climbing facility. Or uses such as event space. Therefore, we are requesting this so that we have flexibility to meet the needs of potential tenants.

“YZ” Uses

The uses shown in the code which are classified as “YZ” in this proposed district and which may be incorporated into the final project are self storage facility, and supply yard. These uses have special conditions required.

Self storage facility

The regulation calls for no more than half of any building to be used for conditioned self storage, and that the use will not be located on the ground floor. The project intends to provide a possibility for conditioned self storage space on upper levels of the buildings located east of Millhouse Road. No more than 50% of any building will accommodate this use. The maximum amount of self storage space would be 190,000

sf. As self storage would be one of many possible uses on these upper floors, exterior architecture of this space will be the same in materials, fenestration and dimensions as any other upper story uses. It will not be obvious from exterior architecture where self storage is located relative to any other upper story uses. This is a use complementary to some of the smaller businesses (overstock warehousing, records storage, etc) and would also service many of the local north Chapel Hill residential owners.

Self-Storage is an excellent addition to the commercial tax base because it demands almost no services from the town Public Works, Schools, Police, Fire or Administrative functions. Conditioned storage also places very little demand on the limited existing water and sewer system capacity. Storage facilities also place very little demand and wear and tear to the town's overall infrastructure such as roadways etc.

Supply yard

The regulation calls for supply yards to be located on all-weather surfaces draining to a storm mitigation facility and screened from internal and external streets. The project intends to offer the possibility of such space on the western portion of the parcel, located between the railway line and the county landfill. The supply yard will be screened from adjacent property with a fence and evergreen plantings. The inclusion of such uses is essential to the operations of many small businesses.



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Planning for the Future

CAROLINA FLEX PARK

7000 and 7001 Millhouse Road

LIGHT INDUSTRIAL - CONDITIONAL ZONING DISTRICT APPLICATION

STATEMENT OF JUSTIFICATION FOR ALTERNATE CONDITIONS

26 September 2017

Anticipated alternate conditions proposed:

Signage

Signage allowed in the Industrial zone includes wall signs, awning signs, canopy signs, projecting signs, shingle signs, crown signs, commercial center signs, ground signs, cantilevered ground signs. The proposed development is anticipated to have multiple buildings and multiple tenants. As part of this application the applicant would like to get permission to install a Development Identification Sign.

Additionally, the western portion of the site is separated from the street by a railway right of way and tracks, and vehicular access will be from the north through property currently owned by the Town of Chapel Hill. The applicant is working with the Town to arrange driveway access and would like permission to install signage at the easement where the driveway would connect to the east-west segment of Millhouse Road. Such signage installation would be written into the access agreement between the two landowners which will be complete prior to any ZCP application for development on the western piece.

The development will follow the other LUMO requirements.



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FILED Mark Gilton
Register of Deeds, Orange Co., NC
Recording Fee: \$.00
NC Real Estate TX: \$.00

EM

ORANGE COUNTY, NORTH CAROLINA

**REAL PROPERTY ABSTRACT FOR *EM*
WILLS & ESTATES**

Prepared by Land Records/GIS Division Tax Administration

PIN(S) 9870890517

ESTATE FILE: *15E245*

Name of Decedent (Index as Grantor): EFFIE MERRITT	Date of Death: 2015-01-24
Name of Executor/Administrator: James I. Merritt	
County in which "Probate" conducted: N/A	Date Probate concluded: N/A
Description of separate, distinguishable parcel(s) of real property, transferred by probate of this Estate. Enter full legal description. 5 IRWIN NUNN	
Name(s) of Heir(s)/Beneficiary(ies), Trustee(s). Index as Grantee(s). SHIRLEY M BRADSHAW JAMES I MERRITT <i>angela M.</i> <i>Belk</i>	

Levi K. Berry
Signature of person preparing this Estate Abstract

7/15/16
Date

CAROLINA FLEX PARK

DRAFT TRAFFIC IMPACT STUDY

EXECUTIVE SUMMARY



Prepared for:

The Town of Chapel Hill
Public Works Department - Engineering

Prepared by:

HNTB North Carolina, PC

*343 East Six Forks Road
Suite 200
Raleigh, NC 27609*

NCBELS License #: C-1554

July 2017

HNTB

CAROLINA FLEX PARK

DRAFT TRAFFIC IMPACT STUDY

EXECUTIVE SUMMARY



Prepared for:

The Town of Chapel Hill
Public Works Department - Engineering

Prepared by:

HNTB North Carolina, PC

*343 East Six Forks Road
Suite 200
Raleigh, NC 27609*

NCBELS License #: C-1554

July 2017



EXECUTIVE SUMMARY - DRAFT

Project Overview

The construction of a new commercial development named Carolina Flex Park, located along Mill House Road, is being proposed in Chapel Hill. The project proposes to construct a total of approximately 400,000 square feet of general office, light industrial and self-storage space on two separate parcels separated by the existing Norfolk Southern/State University Railroad corridor adjacent to Mill House Road. **Figure ES-1** shows the general location of the site. The project is anticipated to be fully complete by 2021. This report analyzes the transportation impacts for the build-out scenario for the year 2022 (one year after anticipated completion), the no-build scenario for 2022, as well as 2017 existing year traffic conditions.

The proposed site concept plan shows the addition two internal vehicular access points that would have full movement access connections with Mill House Road – one to be located directly south of the Town of Chapel Hill transit facility and having access via easements through Town-owned parcels to the west of the Norfolk Southern (N-S) railroad tracks. No other vehicular access connections or transportation system changes are proposed. **Figure ES-2** displays the preliminary concept plan of the Carolina Flex Park development and nearby land uses and roadways. The project is expected to provide on-site surface parking lots with up to 580 total spaces. Future internal access connections to adjacent parcels are shown on the figure.

This report analyzes and presents the transportation impacts that the Carolina Flex Park development will have on the following intersections in the project study area:

- Mill House Road and Clyde Road / Town of Chapel Hill Public Works Driveway
- Mill House Road and Western Site Driveway
- Mill House Road and Eastern Site Driveway
- Mill House Road and Eubanks Road

The impacts of the proposed site at the study area intersections will be evaluated during typical weekday AM, noon, and PM peak hours.

Existing Conditions

Study Area

The site is located in northern Chapel Hill along both sides of Mill House Road just to the north of the Eubanks Road corridor. The study area contains one signalized intersection and one unsignalized all-way stop intersection. It also includes the two future driveway connections from the site to Mill House Road. Eubanks Road is a minor arterial facility providing connectivity in northern Chapel Hill, connecting the NC 86 corridor to the east to rural areas to the west. Mill House Road is a local access facility for low density development and Town of Chapel Hill Public Works and Transit campuses.

Site Traffic Generation

With the addition of new peak hour trips during the AM, noon, and PM peak hours, there are potential site traffic impacts to the study area intersections. **Table ES-1** shows the site trip generation details, with generation rates and methodologies taken from the *Institute of Transportation Engineers (ITE) Trip Generation Manual, Version 9*. Assumptions related to development densities and land uses were made to produce the most conservative trip generation levels, based on preliminary ranges of potential development provided by the Applicant.



Table ES-1. Weekday Trip Generation Summary

Land Use	Units	Daily			AM Peak Hour			Noon Peak Hour*			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Light Industrial	285K	1014	1014	2028	217	30	247	62	63	125	30	220	250
General Office - East	95K	632	632	1264	162	22	184	73	66	139	31	154	185
General Office - West	25K	229	229	458	55	8	63	28	36	64	18	88	106
TOTALS		1875	1875	3750	434	60	494	163	165	328	79	462	541

* - No ITE Data Available, Assumed Averages and Proportions by Land Use of AM/PM Peak Hour Data

Background Traffic

Background traffic growth for the 2022 analysis year is expected to come from two sources - ambient regional traffic growth and specific development-related traffic growth. Based on existing information, several Town-approved development projects near the project study area may be expected to contribute to background traffic growth by the 2022 analysis year. To account for specific background traffic generators and region-wide growth, an ambient area-wide traffic growth percentage of 2.0 percent per year was applied to existing traffic volumes, based on historic daily traffic growth patterns in the project study area (NCDOT and Town of Chapel Hill daily traffic information). The nearby Carraway Village development was included as a specific background traffic generator for the 2022 analysis year.

Impact Analysis

Peak Hour Intersection Level of Service (LOS)

Study results indicate existing traffic operations at all study area intersections are acceptable during the AM, noon, and PM peak hours. Even with the addition of peak hour site-generated trips to the projected 2022 background traffic volumes, no study area intersections are projected to experience deficient traffic operations in any peak hour in the 2022 analysis year. A summary of the traffic operations for each intersection, related to vehicular delays (intersection average if signalized, critical movement if stop-controlled) and the corresponding Level-of-Service (LOS) is shown in **Table ES-2**.

Access Analysis

Vehicular site access is to be accommodated by two proposed full movement access driveways connecting to Mill House Road that will serve the eastern and western site parcels, respectively. Design details related to driveway throat lengths are not shown on the concept plan. Driveway distances and intersection spacing along Mill House Road should be adequate to meet Town and NCDOT design standards for the two proposed site driveway intersections.

Access for pedestrians and bicyclists is adequate in the project study area. Sidewalk is present on the eastern side of Mill House Road adjacent to the eastern site parcel. Unsignalized crosswalks are present at one quadrant of the two existing study area intersections. There are striped bicycle lanes painted on the both sides of Mill House Road between Eubanks Road and the Town Public Works Driveway. The proposed site concept plan indicates a future pedestrian access connection from the eastern site parcel to adjacent properties (Eubanks Park-and-Ride and Carraway Village development).

Signal Warrant Analysis

Based on projected 2022 traffic volumes, operational LOS/delay results, and current/proposed access plans, no study area intersection would warrant the installation of a traffic signal, based on the methodology found in the *2009 Manual on Uniform Traffic Control Devices (MUTCD)*.



Table ES-2. Carolina Flex Park - LOS and Delay (Seconds/Vehicle) Summary

Intersections	Peak Hour	2017 Existing		2022 No-Build		2022 Build		2022 Mitigated	
		LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Mill House Road and Clyde Road / Town Public Works Driveway#	AM	A	9.5	A	10.0	A	12.0	N/A	N/A
	NOON	A	8.3	A	8.3	A	8.5	N/A	N/A
	PM	A	9.1	A	9.2	A	9.5	N/A	N/A
Mill House Road and Eubanks Road	AM	A	9.2	B	10.1	B	13.9	N/A	N/A
	NOON	A	6.3	A	6.5	A	8.4	N/A	N/A
	PM	A	7.4	A	8.0	B	18.4	N/A	N/A
Mill House Road and Eastern Site Driveway#	AM	N/A	N/A	N/A	N/A	C	21.5	C	15.3
	NOON	N/A	N/A	N/A	N/A	B	13.8	B	12.9
	PM	N/A	N/A	N/A	N/A	D	32.5	D	33.7
Mill House Road and Western Site Driveway#	AM	N/A	N/A	N/A	N/A	A	9.6	N/A	N/A
	NOON	N/A	N/A	N/A	N/A	A	9.1	N/A	N/A
	PM	N/A	N/A	N/A	N/A	A	9.3	N/A	N/A

N/A – Not Applicable or No Improvements Necessary
 # - Worst-Case LOS/Delay for Unsignalized/Stop-Controlled Critical Movement

Other Transportation-Related Analyses

Other transportation-related analyses relevant to the 2001 Town of Chapel Hill Guidelines for the preparation of Traffic Impact Studies were completed as appropriate. The following topics listed in **Table ES-3** are germane to the scope of this study.

Table ES-3. Other Transportation-Related Analyses

Analysis	Comment
Long-Range Planning Level Daily Volume-Capacity Analysis	The proposed site could add over 3,000 daily trips to the study area network. However, the Mill House Road corridor currently carries less than 2,000 vehicles daily and its daily capacity can be estimated in the range of 10,000+ vehicles. The Eubanks Road corridor currently has an AADT of over 6,000 west of Mill House Road. Site traffic will primarily use this corridor to the east of Mill House Road for access and peak hour operational results for the Eubanks Rd/Mill House Rd intersection do not indicate any capacity issues.
Turn Lane Storage Requirements	Storage bay lengths at study area intersections were analyzed using Synchro and HCM 95 th percentile (max) queue length estimates for the 2022 Build Scenario. No unsignalized intersection is expected to have excessive peak hour queues or conditions that exceed existing turn lane storage. For improved traffic operations exiting the eastern site driveway along Mill House Road, separate left-turn and right-turn storage lanes are recommended in the actual driveway design. The signalized intersection at Eubanks Road and Mill House Road has 2022 PM peak maximum queue estimates that indicate that westbound and southbound approaches may exceed existing storage bays.
Appropriateness of Acceleration/Deceleration Lanes	The site concept plan shows no specifics related to acceleration/deceleration lanes along Mill House Road. Based on the existing 40 mph speed limit on Mill House Road and the fact that it will service a high projected volume of right-turning vehicles into the eastern site driveway, a separate northbound right-turn deceleration lane is recommended at the proposed site access point. No other specific acceleration/deceleration lane issues were analyzed in the project study area.
Pedestrian and Bicycle Analysis	Existing pedestrian and bicycle access and connectivity is adequate in the project study area. Sidewalk exists along the Mill House Road corridor on the east side of the road, though connectivity beyond Mill House Road along the Eubanks Road corridor is currently



Analysis	Comment
	lacking. Delineated bicycle lanes along Mill House Road are present in the project study area, but again, connectivity along the Eubanks Road corridor to any dedicated bicycle facilities are currently lacking.
Public Transportation Analysis	Public transportation service to the study area is adequate with multiple bus stops and multiple local bus routes on Old Oxford Road and Dobbins Drive proximate to the site.

Mitigation Measures/Recommendations

Planned Improvements

There are no Town of Chapel Hill or North Carolina Department of Transportation improvement projects for study area roadway facilities within the analysis year time frame of 2017-2022.

Background Committed Improvements

There are no specific geometric or operational improvements to study area roadway intersections or facilities related to background private development projects that are expected to be completed between 2017 and 2022. East of the study area, Eubanks Road will be improved to a widened cross-section through committed improvements from the Carraway Village development.

Applicant Committed Improvements

Based on the preliminary site concept plans and supporting development information provided, there are no specific external transportation-related improvements proposed adjacent to the Carolina Flex Park, other than the proposed easement for access through Town-owned parcels on the west side of the railroad tracks for the western site parcel and preliminary provisions for potential future cross-access from the eastern site parcel to adjoining properties and a potential future pedestrian access connection to the Eubanks Road Park-and-Ride/Carraway Village area.

Necessary Improvements



Based on traffic capacity analyses for the 2022 design year, and analyses of existing study area turning bay storage lengths and site access, the following improvements are recommended as being necessary for adequate transportation network operations (see **Figure ES-3**).

- 1) Construct northbound right-turn lane with 100 feet of vehicle storage and full taper at the Eastern Site Driveway connection with Mill House Road and design the access driveway for separate westbound left-turn and right-turn lanes with 150 feet minimum of full storage and driveway throat length.
- 2) For the Western Driveway access connection to Mill House Road, provide a minimum of 100 feet of driveway throat length to any future internal driveway access points from Town-owned parcels.
- 3) To minimize the potential for westbound queue blockages at the Eubanks Road intersection with Mill House Road, extend the existing westbound right-turn lane for a minimum of 200 feet of full storage and full taper.



NOT TO SCALE

LEGEND

-  = Existing Study Intersection
-  = Proposed Site Access



**Carolina Flex Park
Traffic Impact Study**

PROJECT STUDY AREA

DATE: July 2017

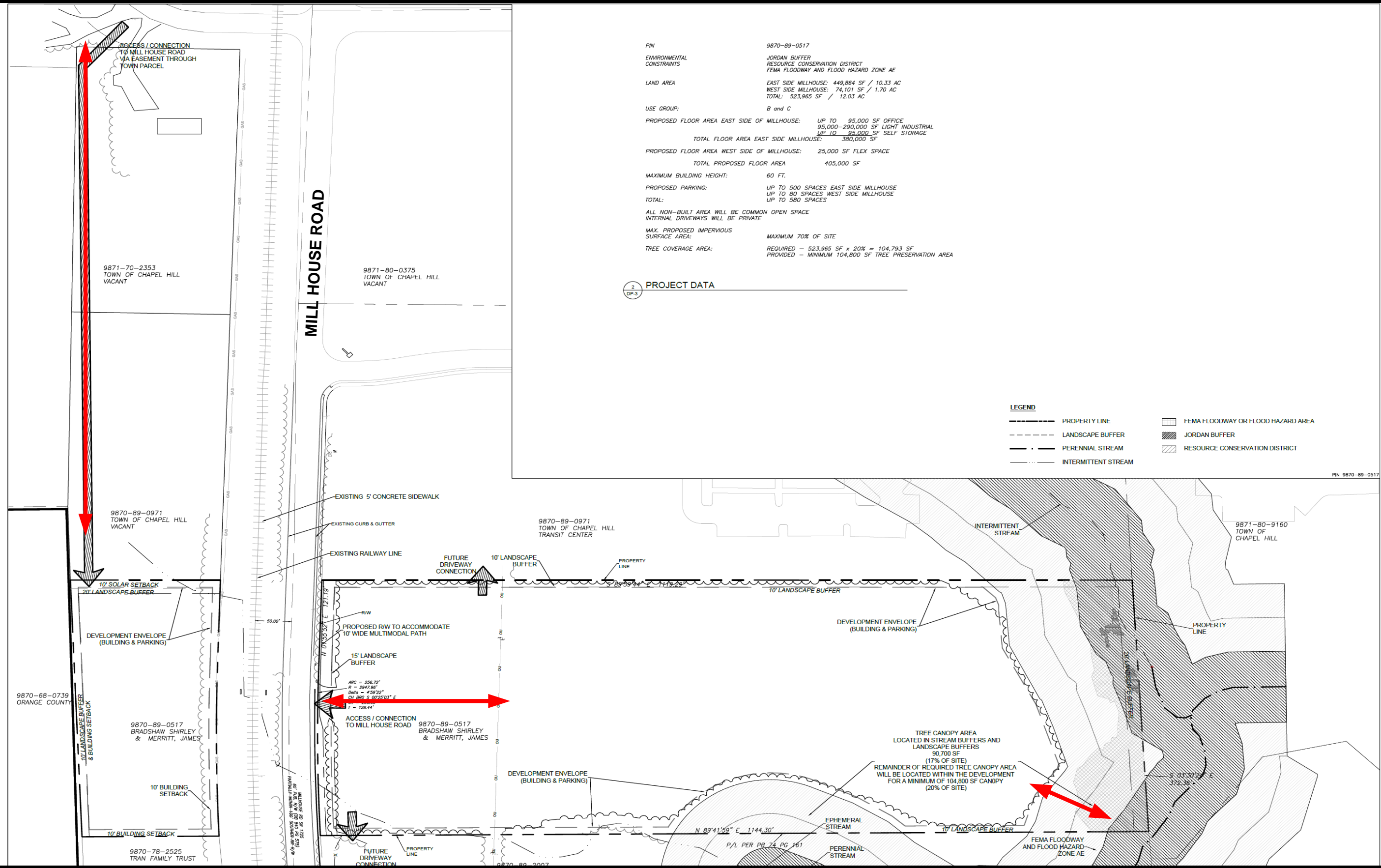
FIGURE ES-1

PIN	9870-89-0517
ENVIRONMENTAL CONSTRAINTS	JORDAN BUFFER RESOURCE CONSERVATION DISTRICT FEMA FLOODWAY AND FLOOD HAZARD ZONE AE
LAND AREA	EAST SIDE MILLHOUSE: 449,864 SF / 10.33 AC WEST SIDE MILLHOUSE: 74,101 SF / 1.70 AC TOTAL: 523,965 SF / 12.03 AC
USE GROUP:	B and C
PROPOSED FLOOR AREA EAST SIDE OF MILLHOUSE:	UP TO 95,000 SF OFFICE 95,000-290,000 SF LIGHT INDUSTRIAL UP TO 95,000 SF SELF STORAGE
TOTAL FLOOR AREA EAST SIDE MILLHOUSE:	380,000 SF
PROPOSED FLOOR AREA WEST SIDE OF MILLHOUSE:	25,000 SF FLEX SPACE
TOTAL PROPOSED FLOOR AREA	405,000 SF
MAXIMUM BUILDING HEIGHT:	60 FT.
PROPOSED PARKING:	UP TO 500 SPACES EAST SIDE MILLHOUSE UP TO 80 SPACES WEST SIDE MILLHOUSE
TOTAL:	UP TO 580 SPACES
ALL NON-BUILT AREA WILL BE COMMON OPEN SPACE INTERNAL DRIVEWAYS WILL BE PRIVATE	
MAX. PROPOSED IMPERVIOUS SURFACE AREA:	MAXIMUM 70% OF SITE
TREE COVERAGE AREA:	REQUIRED - 523,965 SF x 20% = 104,793 SF PROVIDED - MINIMUM 104,800 SF TREE PRESERVATION AREA

PROJECT DATA

LEGEND

---	PROPERTY LINE	▨	FEMA FLOODWAY OR FLOOD HAZARD AREA
- - -	LANDSCAPE BUFFER	▨	JORDAN BUFFER
— · — ·	PERENNIAL STREAM	▨	RESOURCE CONSERVATION DISTRICT
— · · ·	INTERMITTENT STREAM		



NOT TO SCALE

LEGEND
 = PROPOSED SITE ACCESS

**Carolina Flex Park
Traffic Impact Study**

SITE CONCEPT PLAN

DATE: July 2017

FIGURE ES-2

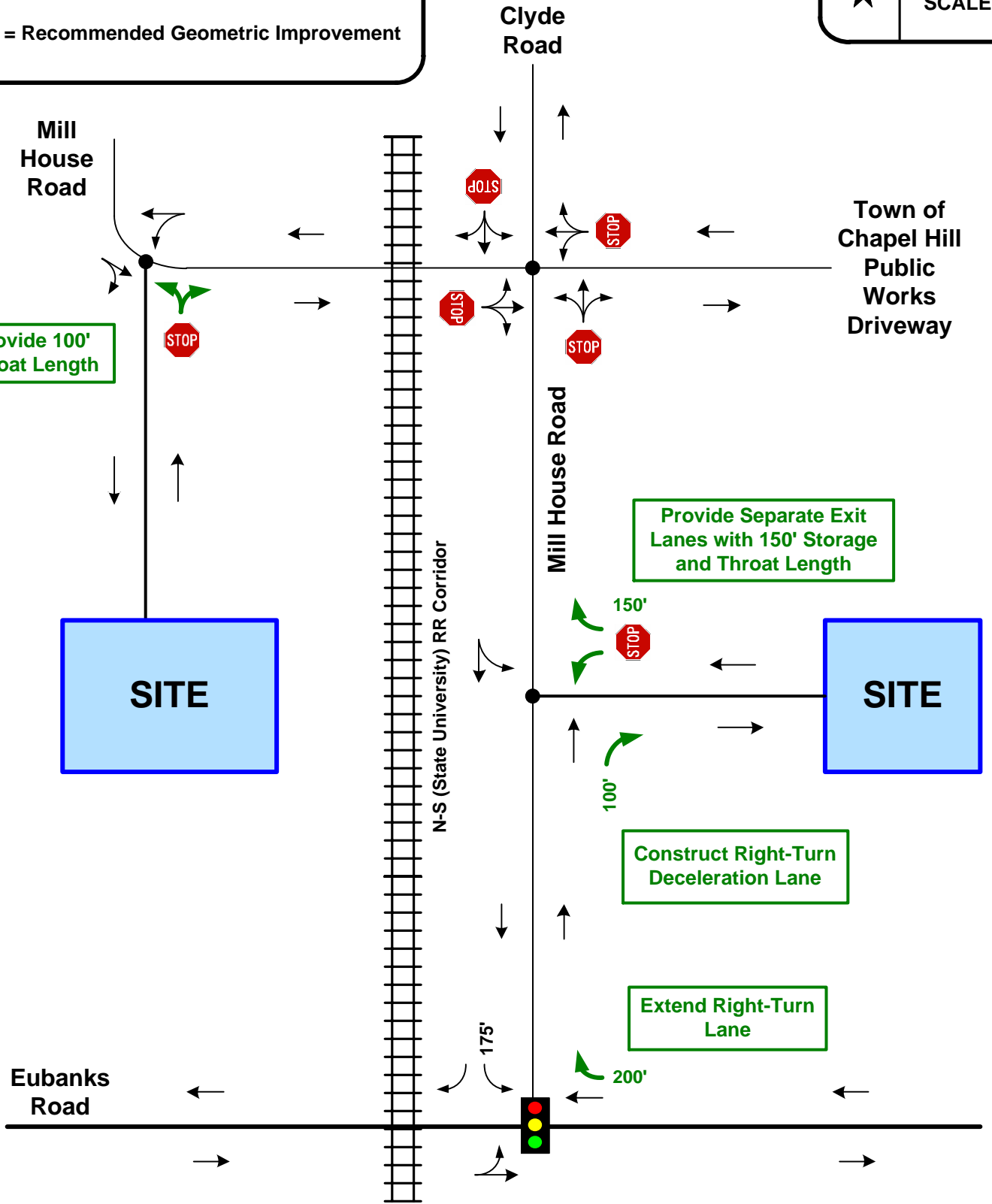
LEGEND

 = Recommended Geometric Improvement

DRAFT



NOT TO SCALE

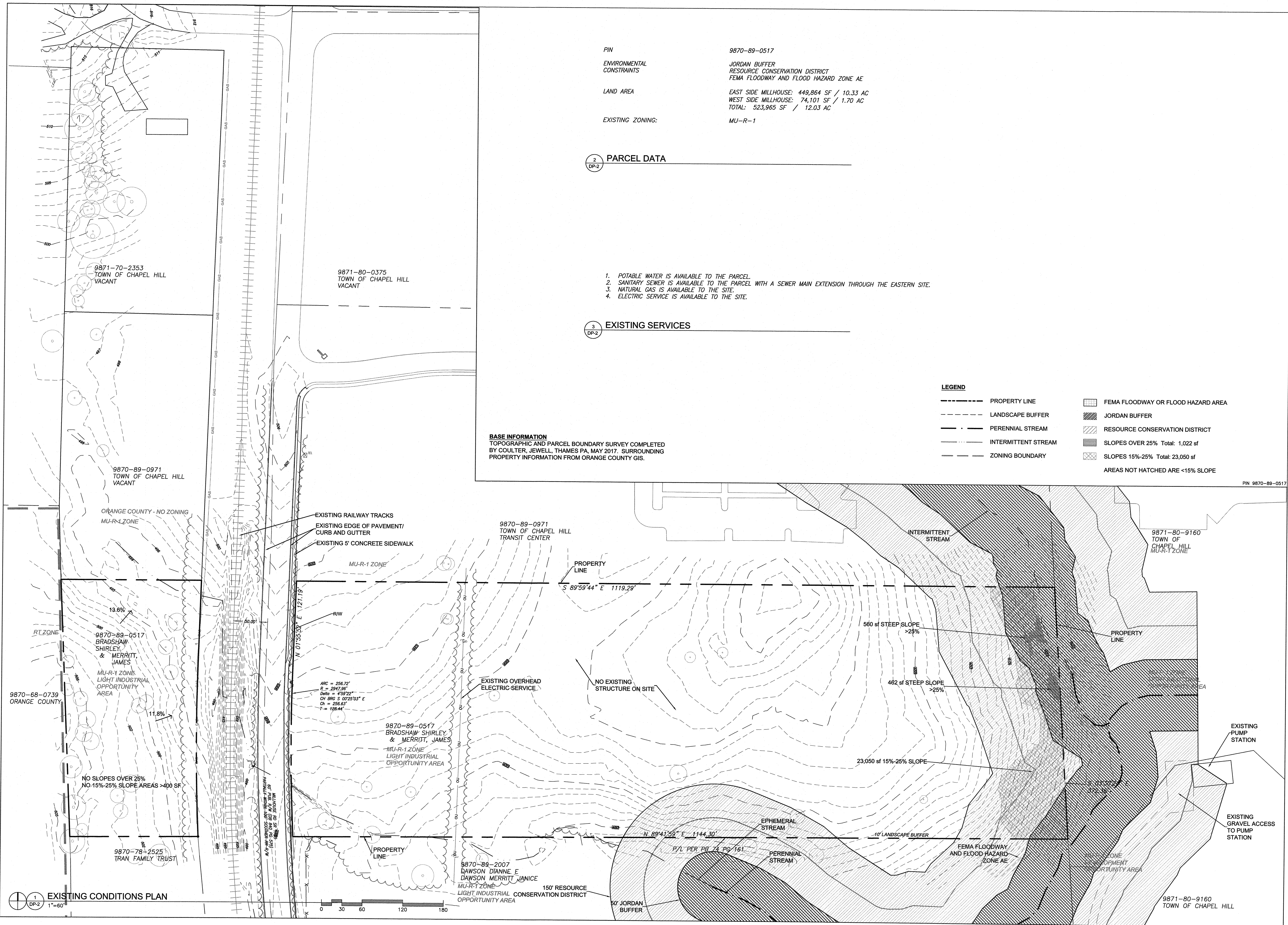


Carolina Flex Park
Traffic Impact Study

DATE: July 2017

RECOMMENDED IMPROVEMENTS

FIGURE ES-3



PIN 9870-89-0517

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

LAND AREA
 EAST SIDE MILLHOUSE: 449,864 SF / 10.33 AC
 WEST SIDE MILLHOUSE: 74,101 SF / 1.70 AC
 TOTAL: 523,965 SF / 12.03 AC

EXISTING ZONING: MU-R-1

2 DP-2 **PARCEL DATA**

- POTABLE WATER IS AVAILABLE TO THE PARCEL.
- SANITARY SEWER IS AVAILABLE TO THE PARCEL WITH A SEWER MAIN EXTENSION THROUGH THE EASTERN SITE.
- NATURAL GAS IS AVAILABLE TO THE SITE.
- ELECTRIC SERVICE IS AVAILABLE TO THE SITE.

3 DP-2 **EXISTING SERVICES**

BASE INFORMATION
 TOPOGRAPHIC AND PARCEL BOUNDARY SURVEY COMPLETED BY COULTER, JEWELL, THAMES PA, MAY 2017. SURROUNDING PROPERTY INFORMATION FROM ORANGE COUNTY GIS.

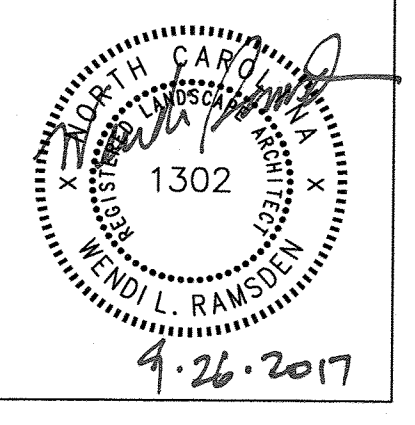
LEGEND

---	PROPERTY LINE	[Hatched Box]	FEMA FLOODWAY OR FLOOD HAZARD AREA
---	LANDSCAPE BUFFER	[Diagonal Hatched Box]	JORDAN BUFFER
---	PERENNIAL STREAM	[Cross-hatched Box]	RESOURCE CONSERVATION DISTRICT
---	INTERMITTENT STREAM	[Stippled Box]	SLOPES OVER 25% Total: 1,022 sf
---	ZONING BOUNDARY	[Cross-hatched Box]	SLOPES 15%-25% Total: 23,050 sf
			AREAS NOT HATCHED ARE <15% SLOPE

Coulter Jewell Thames, PA
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

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NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LIC# C-1209
 NC BOARD OF LANDSCAPE ARCHITECTS LIC# C-104



Project
CAROLINA FLEX PARK

7000 / 7001
 MILLHOUSE ROAD
 CHAPEL HILL, NC 27517

PIN 9870-89-0517

Job Number 1652

Drawn	DAJ, MTC
Checked	DAJ, WLR
Date	6/29/2017
Revisions	8/18/2017 RESPONSE TO TOWN REVIEW
	9/26/2017 RESPONSE TO TOWN REVIEW

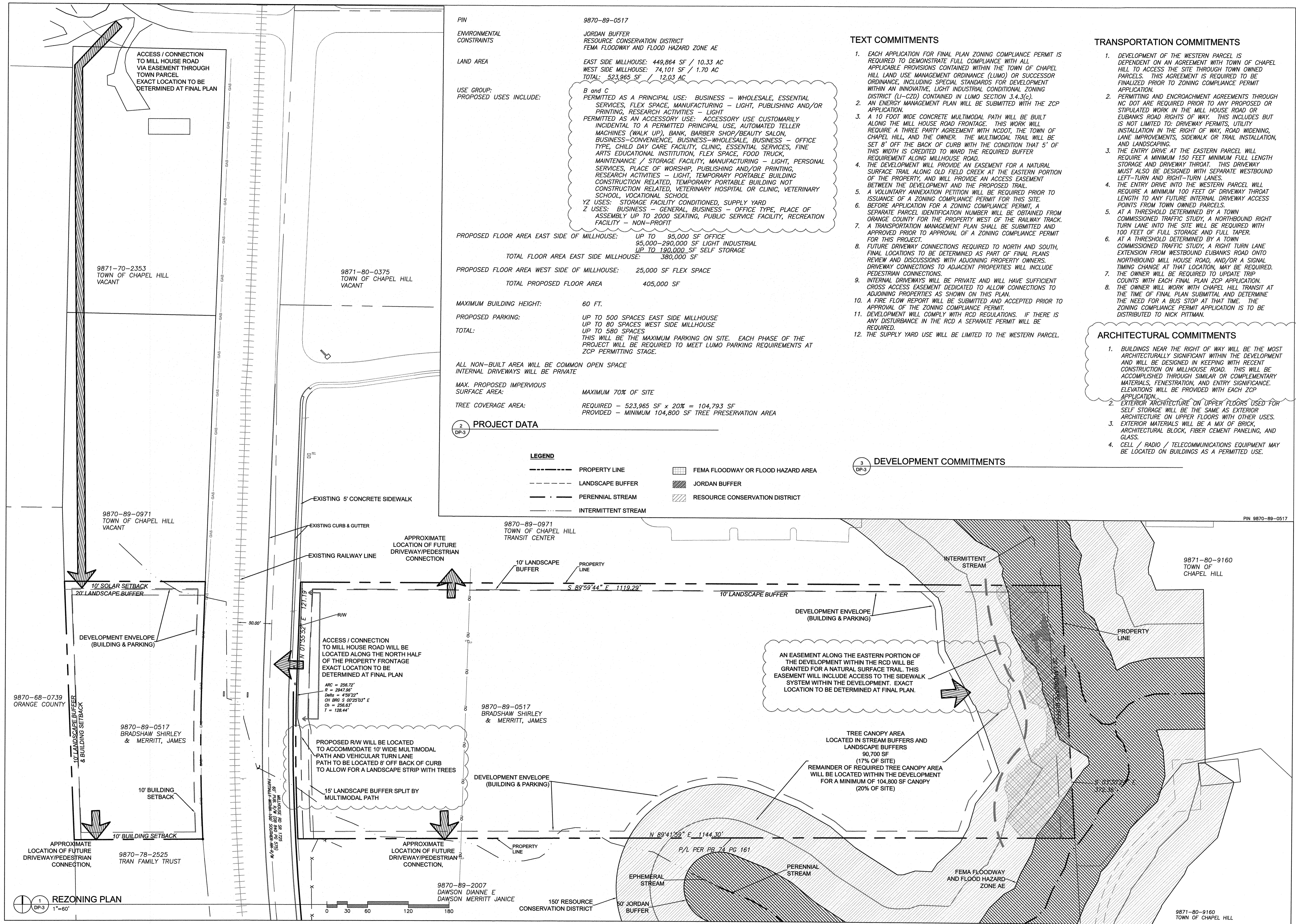
CZD APPLICATION NOT ISSUED FOR CONSTRUCTION

Sheet Title

EXISTING CONDITIONS MAP

Sheet Number

DP-2



1
DP-3
REZONING PLAN
1"=60'

PIN 9870-89-0517

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

LAND AREA
 EAST SIDE MILLHOUSE: 449,864 SF / 10.33 AC
 WEST SIDE MILLHOUSE: 74,101 SF / 1.70 AC
 TOTAL: 523,965 SF / 12.03 AC

USE GROUP: B and C
PROPOSED USES INCLUDE: PERMITTED AS A PRINCIPAL USE: BUSINESS - WHOLESALE, ESSENTIAL SERVICES, FLEX SPACE, MANUFACTURING - LIGHT, PUBLISHING AND/OR PRINTING, RESEARCH ACTIVITIES - LIGHT
 PERMITTED AS AN ACCESSORY USE: ACCESSORY USE CUSTOMARILY INCIDENTAL TO A PERMITTED PRINCIPAL USE, AUTOMATED TELLER MACHINES (WALK UP), BANK, BARBER SHOP/BEAUTY SALON, BUSINESS-CONVENIENCE, BUSINESS-WHOLESALE, BUSINESS - OFFICE TYPE, CHILD DAY CARE FACILITY, CLINIC, ESSENTIAL SERVICES, FINE ARTS EDUCATIONAL INSTITUTION, FLEX SPACE, FOOD TRUCK, MAINTENANCE / STORAGE FACILITY, MANUFACTURING - LIGHT, PERSONAL SERVICES, PLACE OF WORSHIP, PUBLISHING AND/OR PRINTING, RESEARCH ACTIVITIES - LIGHT, TEMPORARY PORTABLE BUILDING CONSTRUCTION RELATED, TEMPORARY PORTABLE BUILDING NOT CONSTRUCTION RELATED, VETERINARY HOSPITAL OR CLINIC, VETERINARY SCHOOL, VOCATIONAL SCHOOL
 YZ USES: STORAGE FACILITY CONDITIONED, SUPPLY YARD
 Z USES: BUSINESS - GENERAL, BUSINESS - OFFICE TYPE, PLACE OF ASSEMBLY UP TO 2000 SEATING, PUBLIC SERVICE FACILITY, RECREATION FACILITY - NON-PROFIT

PROPOSED FLOOR AREA EAST SIDE OF MILLHOUSE: UP TO 95,000 SF OFFICE
 95,000-290,000 SF LIGHT INDUSTRIAL
 UP TO 190,000 SF SELF STORAGE
TOTAL FLOOR AREA EAST SIDE MILLHOUSE: 380,000 SF

PROPOSED FLOOR AREA WEST SIDE OF MILLHOUSE: 25,000 SF FLEX SPACE
TOTAL PROPOSED FLOOR AREA 405,000 SF

MAXIMUM BUILDING HEIGHT: 60 FT.

PROPOSED PARKING: UP TO 500 SPACES EAST SIDE MILLHOUSE
 UP TO 580 SPACES WEST SIDE MILLHOUSE
TOTAL: THIS WILL BE THE MAXIMUM PARKING ON SITE. EACH PHASE OF THE PROJECT WILL BE REQUIRED TO MEET LUMO PARKING REQUIREMENTS AT ZCP PERMITTING STAGE.

ALL NON-BUILT AREA WILL BE COMMON OPEN SPACE
 INTERNAL DRIVEWAYS WILL BE PRIVATE

MAX. PROPOSED IMPERVIOUS SURFACE AREA: MAXIMUM 70% OF SITE

TREE COVERAGE AREA: REQUIRED - 523,965 SF x 20% = 104,793 SF
 PROVIDED - MINIMUM 104,800 SF TREE PRESERVATION AREA

2
DP-3
PROJECT DATA

LEGEND

---	PROPERTY LINE	▨	FEMA FLOODWAY OR FLOOD HAZARD AREA
- - - -	LANDSCAPE BUFFER	▨	JORDAN BUFFER
— · — ·	PERENNIAL STREAM	▨	RESOURCE CONSERVATION DISTRICT
---	INTERMITTENT STREAM		

TEXT COMMITMENTS

- 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).
- AN ENERGY MANAGEMENT PLAN WILL BE SUBMITTED WITH THE ZCP APPLICATION.
- A 10 FOOT WIDE CONCRETE MULTIMODAL PATH WILL BE BUILT ALONG THE MILL HOUSE 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.
- 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.
- A VOLUNTARY ANNEXATION PETITION WILL BE REQUIRED PRIOR TO ISSUANCE OF A ZONING COMPLIANCE PERMIT FOR THIS SITE.
- BEFORE APPLICATION FOR A ZONING COMPLIANCE PERMIT, A SEPARATE PARCEL IDENTIFICATION NUMBER WILL BE OBTAINED FROM ORANGE COUNTY FOR THE PROPERTY WEST OF THE RAILWAY TRACK.
- A TRANSPORTATION MANAGEMENT PLAN SHALL BE SUBMITTED AND APPROVED PRIOR TO APPROVAL OF A ZONING COMPLIANCE PERMIT FOR THIS PROJECT.
- FUTURE DRIVEWAY CONNECTIONS REQUIRED TO NORTH AND SOUTH, FINAL LOCATIONS TO BE DETERMINED AS PART OF FINAL PLANS REVIEW AND DISCUSSIONS WITH ADJOINING PROPERTY OWNERS. DRIVEWAY CONNECTIONS TO ADJACENT PROPERTIES WILL INCLUDE PEDESTRIAN CONNECTIONS.
- INTERNAL DRIVEWAYS WILL BE PRIVATE AND WILL HAVE SUFFICIENT CROSS ACCESS EASEMENT DEDICATED TO ALLOW CONNECTIONS TO ADJOINING PROPERTIES AS SHOWN ON THIS PLAN.
- A FIRE FLOW REPORT WILL BE SUBMITTED AND ACCEPTED PRIOR TO APPROVAL OF THE ZONING COMPLIANCE PERMIT.
- DEVELOPMENT WILL COMPLY WITH RCD REGULATIONS. IF THERE IS ANY DISTURBANCE IN THE RCD A SEPARATE PERMIT WILL BE REQUIRED.
- THE SUPPLY YARD USE WILL BE LIMITED TO THE WESTERN PARCEL.

TRANSPORTATION COMMITMENTS

- DEVELOPMENT OF THE WESTERN PARCEL IS DEPENDENT ON AN AGREEMENT WITH TOWN OF CHAPEL HILL TO ACCESS THE SITE THROUGH TOWN OWNED PARCELS. THIS AGREEMENT IS REQUIRED TO BE FINALIZED PRIOR TO ZONING COMPLIANCE PERMIT APPLICATION.
- PERMITTING AND ENCROACHMENT AGREEMENTS THROUGH NC DOT ARE REQUIRED PRIOR TO ANY PROPOSED OR STIPULATED WORK IN THE MILL HOUSE 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.
- THE ENTRY DRIVE AT THE EASTERN PARCEL WILL REQUIRE A MINIMUM 150 FEET MINIMUM FULL LENGTH STORAGE AND DRIVEWAY THROAT. THIS DRIVEWAY MUST ALSO BE DESIGNED WITH SEPARATE WESTBOUND LEFT-TURN AND RIGHT-TURN LANES.
- THE ENTRY DRIVE INTO THE WESTERN PARCEL WILL REQUIRE A MINIMUM 100 FEET OF DRIVEWAY THROAT LENGTH TO ANY FUTURE INTERNAL DRIVEWAY ACCESS POINTS FROM TOWN OWNED PARCELS.
- AT A THRESHOLD DETERMINED BY A TOWN COMMISSIONED TRAFFIC STUDY, A NORTHBOUND RIGHT TURN LANE INTO THE SITE WILL BE REQUIRED WITH 100 FEET OF FULL STORAGE AND FULL TAPER.
- AT A THRESHOLD DETERMINED BY A TOWN COMMISSIONED TRAFFIC STUDY, A RIGHT TURN LANE EXTENSION FROM WESTBOUND EUBANKS ROAD ONTO NORTHBOUND MILL HOUSE ROAD, AND/OR A SIGNAL TIMING CHANGE AT THAT LOCATION, MAY BE REQUIRED.
- THE OWNER WILL BE REQUIRED TO UPDATE TRIP COUNTS WITH EACH FINAL PLAN ZCP APPLICATION.
- 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.

ARCHITECTURAL COMMITMENTS

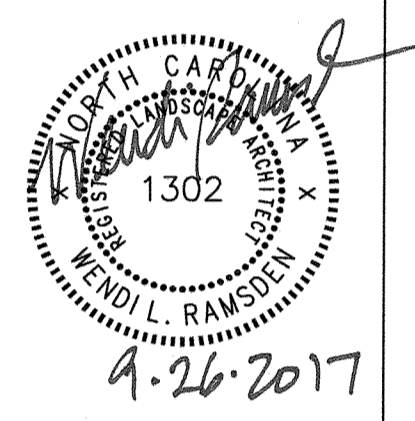
- BUILDINGS NEAR THE RIGHT OF WAY WILL BE THE MOST ARCHITECTURALLY SIGNIFICANT WITHIN THE DEVELOPMENT AND WILL BE DESIGNED IN KEEPING WITH RECENT CONSTRUCTION ON MILLHOUSE ROAD. THIS WILL BE ACCOMPLISHED THROUGH SIMILAR OR COMPLEMENTARY MATERIALS, FENESTRATION, AND ENTRY SIGNIFICANCE. ELEVATIONS WILL BE PROVIDED WITH EACH ZCP APPLICATION.
- EXTERIOR ARCHITECTURE ON UPPER FLOORS USED FOR SELF STORAGE WILL BE THE SAME AS EXTERIOR ARCHITECTURE ON UPPER FLOORS WITH OTHER USES.
- EXTERIOR MATERIALS WILL BE A MIX OF BRICK, ARCHITECTURAL BLOCK, FIBER CEMENT PANELING, AND GLASS.
- CELL / RADIO / TELECOMMUNICATIONS EQUIPMENT MAY BE LOCATED ON BUILDINGS AS A PERMITTED USE.

3
DP-3
DEVELOPMENT COMMITMENTS



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Project
CAROLINA FLEX PARK
 7000 / 7001 MILLHOUSE ROAD
 CHAPEL HILL, NC 27517

PIN 9870-89-0517
 Job Number 1652
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 Checked DAJ, MTC
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CZD APPLICATION NOT ISSUED FOR CONSTRUCTION

Sheet Title
REZONING PLAN

Sheet Number
DP-3