

**MILLHOUSE ENTERPRISE
ZONE APPLICATION:
CONDITIONAL ZONING
DISTRICT**



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

Parcel Identifier Number(s) (PIN): 9870 89 2007

Date: 27 Apr 2018

Section A: Project Information

Project Name: Project Triumph
Property Address: 7300 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 building(s), stormwater mitigation, and landscaping on non-buffer portions of the 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 West 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: 4.27.2018

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: c/o Project Triumph, Attn Timothy Vickers
Address: 4134 S Alston Avenue
City: Durham State: NC Zip Code: 27701
Phone: 800-949-3715 Email: tv@slapshotholdings.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: _____

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Name: Coulter Jewell Thames PA, Attn: Wendi Ramsden
Address: 111 West 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: c/o Project Triumph, Attn: Slapshot Holdings, LLC
Address: 4134 S Alston Ave.
City: Durham State: NC Zip Code: 27713
Phone: 800-835-9007 Email: tv@slapshotholdings.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: T. Bull Date: 4/24/18



REZONING APPLICATION: CONDITIONAL ZONING DISTRICT SUBMITTAL REQUIREMENTS

TOWN OF CHAPEL HILL

Office of Planning and Development Services

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, existing utilities, significant views into and out of the site).
7. Has the applicant addressed traffic impacts? Traffic and circulation issues?
8. Describe the proposed building appearance including color and detailed elevations.
9. Has the applicant discussed the project with adjacent neighbors?
10. 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?



Overview

Site Description	
Project Name	Project Triumph
Address	7300 Millhouse Road
Property Description	19 acre rectangular parcel fronting Millhouse Road
Existing Land Use	Single family residential
Proposed Land Use	Light Industrial with office and research
Orange County Parcel Identifier Numbers	9870 89 2007
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, YZ	
Sec 3.8	Net Land Area	Min 17,000 sf	835,568 sf	
Sec 3.8	Gross Land Area		919,125 sf	
Sec. 3.8	Dimensional Standards	Street 15' Interior 10' Solar 10'	Street: min 15' Interior: min 10' Solar: min 10'	
Sec. 3.8	Height	90' maximum	90' maximum	
Sec. 3.8	Floor area total	NA		
Sec. 3.4.3.(c)(2)	Proposed Alternate Conditions	none		



Site Design

	Design/LUMO Standards	Requirement	Proposal	Status	
Landscape	Secs. 5.6 3.4.3(c)(4)	East	10'	10'	
	Secs. 5.6 3.4.3(c)(4)	North	0	0	
	Secs. 5.6 3.4.3(c)(4)	South	0	0	
	Secs. 5.6 3.4.3(c)(4)	West	15' street buffer	15'	
	Secs. 5.7 3.4.3(c)(5)	Tree Canopy	20%	Min 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		
	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 60%	
	Sec. 5.13	Solid Waste & Recycling	Yes	Will be provided on site. Detail at final plans	



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

TOWN OF CHAPEL HILL

Office of Planning and Development Services

	Design/LUMO Standards	Requirement	Proposal	Status	
Access & Circulation	Sec. 5.8	Street Standards	n/a	n/a	
	Sec. 5.8	Vehicular Access	Yes	General 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 service	Will be provided on final plans	
	Sec. 3.4.3.(c)(2)	Proposed Alternate Conditions			N/A
		Proposed Building Appearance			

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 Development Services**

Submittal Requirements

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

<input type="checkbox"/>	Application fees (refer to fee schedule)	Total \$	2,362.92
<input type="checkbox"/>	Existing Recorded Documents — Refer to Section 1	Application Fee \$	2,350.92
<input type="checkbox"/>	Supplemental Documentation — Refer to Section 2	Mailing Fee \$	12.00
<input type="checkbox"/>	Stormwater Management Plan and Report — Refer to Section 3	Engineering Review \$	
<input type="checkbox"/>	Plan Sets — Refer to Section 4	Fire / Life Safety \$	
<input type="checkbox"/>	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
<input checked="" type="checkbox"/>	Complete set of documents required in sections 1-3	1 copy	No copies
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	1. Project Fact Sheet (portion filled out by applicant; pages 1-5)		
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	1. One for each document required on application form		
<input checked="" type="checkbox"/>	2. One file for each plan sheet, name must match page title/number		
<input checked="" type="checkbox"/>	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.		

9870 89 2007



REZONING APPLICATION: CONDITIONAL ZONING DISTRICT SUBMITTAL REQUIREMENTS

TOWN OF CHAPEL HILL
Office of Planning and Development Services

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

OWASA (Water / Sewer):

Nick Parker
400 Jones Ferry Rd
Carrboro, NC 27510
919-537-4201
NParker@owasa.org

NCDOT

Chuck Edwards / DeAngelo Jones
Physical: 115 E. Crescent Square Dr.
Mailing: PO Box 766
Graham, NC 27253-0766
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 provided to properties containing innovative, light industrial uses.



REZONING APPLICATION: CONDITIONAL ZONING DISTRICT SUBMITTAL REQUIREMENTS

TOWN OF CHAPEL HILL

Office of Planning and Development Services

- 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 Development Services

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.*



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TOWN OF CHAPEL HILL
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- 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)



Coulter Jewell Thames, PA

MAIN OFFICE
111 WEST MAIN STREET
DURHAM, NC 27701
p 919.682.0368 f 919.688.5646

Planning for the Future

PROJECT TRIUMPH

7300 Millhouse Road

LIGHT INDUSTRIAL - CONDITIONAL ZONING DISTRICT APPLICATION

STATEMENT OF JUSTIFICATION FOR ALTERNATE CONDITIONS

27 April 2018

No alternate conditions are proposed.



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Planning for the Future

PROJECT TRIUMPH

7300 Millhouse Road

LIGHT INDUSTRIAL - CONDITIONAL ZONING DISTRICT APPLICATION

STATEMENT OF JUSTIFICATION FOR "YZ" AND "Z" USES

27 April 2018

"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, office type (A, Z)

Office space would be included in this project as one of the uses associated with the business, along with research lab space and light industrial space.

"YZ" Uses

There will be no uses included in the project which are classified as "YZ" in the LI-CZD zone.



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Planning for the Future

PROJECT TRIUMPH

7300 MILLHOUSE ROAD

LIGHT INDUSTRIAL - CONDITIONAL ZONING DISTRICT APPLICATION

NARRATIVE

21 May 2018

Developers Program

The proposed development is envisioned to provide a building with office, research labs, and light manufacturing space to be used by one tenant. We feel that this location, with underutilized public utilities and excellent transportation connections, is the most suitable location within Chapel Hill to serve this use and provide a new economic development opportunity within Chapel Hill.

The property is approximately 19 acres located on the east side of Millhouse Road north of Eubanks. The program includes approximately 100,000 square feet of built space, and 250 parking spaces. This project will be served by access directly off Millhouse Road to surface parking throughout the site.

The eastern portion of the property contains an ephemeral stream, a perennial stream, and associated RCD and floodplain. The proposed development will be sensitive to these features. There is a small triangular area at the southeast corner of the property which could be developed in the future and access from the adjacent Carraway Village development. The building envelope in this corner has an area of approximately 1.5 acres. There would be pedestrian but not vehicular access between the main development site west of the stream and the small future phase in the southeast corner.

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

Several farm buildings exist on the property. These buildings will be cleared and removed, with a potential of relocating them for use on another property. The

architecture of the new building(s) will be in keeping with recent construction in the industry. Construction is expected to use modern materials and the design expected to reflect the high technology industry while respecting the rural setting. The project will be designed and constructed in such a manner to provide maximum energy efficiency, space usage while providing functional design, and will be an attractive addition to the Millhouse Road light industrial neighborhood. The majority of new construction will occur in the portion of the site already cleared. Parking will be visible from the street but will be landscaped and shaded to meet Town LUMO standards.

The building space and parking numbers are approximate and may be constructed in more than one phase. This will allow flexibility of the user at the construction phase of the project. 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 development to serve the Chapel Hill community - existing and future.

Site and Neighborhood Analysis

The development of the proposed Project Triumph would continue the area's development begun by the Town of Chapel Hill Public Works and the Chapel Hill Transit projects north of the site, and continued by projects on Eubanks Road. The property directly to the north is vacant land recently rezoned LI-CZD. The parcel directly to the south is vacant, and to the southeast is a parcel distribution center, and a UNC park and ride lot. To the east there is a large mixed use commercial / residential neighborhood under construction.

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 south to north in the eastern portion of the site. That stream will have buffers undisturbed except for utility connections and a bike / pedestrian trail. Blackwood Mountain is located a little less than one mile to the north.

Access to the parcel is good - Millhouse Road is a 38' wide paved street with curb and gutter on both sides and some existing sidewalk north of the site.

The site is partially wooded, and has been partially cleared for pasture.



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



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Planning for the Future

PROJECT TRIUMPH

7300 Millhouse Road

LIGHT INDUSTRIAL - CONDITIONAL ZONING DISTRICT APPLICATION

SUMMARY RESPONSE TO APPLICATION QUESTIONS

21 May 2018

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 lab, research and light manufacturing space not currently available in Chapel Hill. 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 parcel. The development will avoid the RCD except to install sanitary sewer service, and pedestrian greenway connections. The applicant understands any work in the RCD requires separate permitting.

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

The applicant has arranged with the Town for a traffic impact study. That study identified one site restriction which was a driveway with a minimum 100' throat length before on site access to internal drives or parking. This restriction has been noted in the text commitments on the plan sheet DP-3.

Has the applicant discussed the project with adjacent neighbors?

A public information meeting will be arranged by the Town.

7300 MILL HOUSE ROAD OFFICE BUILDING

TRAFFIC IMPACT STUDY

EXECUTIVE SUMMARY



Prepared for:

The Town of Chapel Hill
Public Works Department – Traffic Engineering

Prepared by:

HNTB North Carolina, PC

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

NCBELS License #: C-1554

June 2018

HNTB

7300 MILL HOUSE ROAD OFFICE BUILDING

TRAFFIC IMPACT STUDY

EXECUTIVE SUMMARY



Prepared for:

The Town of Chapel Hill
Public Works Department – Traffic Engineering

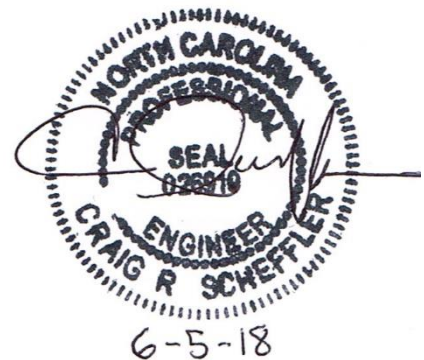
Prepared by:

HNTB North Carolina, PC

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

NCBELS License #: C-1554

June 2018





EXECUTIVE SUMMARY

Project Overview

The construction of a new commercial development, tentatively named 7300 Mill House Road Office Building, located along Mill House Road, is being proposed in Chapel Hill. The project proposes to construct a total of up to 110,000 square feet of general office, research laboratory, and light manufacturing space on one site parcel along Mill House Road. **Figure ES-1** shows the general location of the site. The project is anticipated to be completed over a five year horizon and assumes a full build-out scenario for the year 2023, the no-build scenario for 2023, as well as 2018 existing year traffic conditions.

The proposed site concept plan shows the addition one external vehicular access point that would have a full movement access connection with Mill House Road. An additional internal vehicular access connection to the adjacent parcel to the north of the site is also shown, along with proposed vehicular and multi-modal connections to adjacent properties to the south and east. **Figure ES-2** displays the preliminary concept plan of the 7300 Mill House Road Office Building development and nearby land uses and roadways. The project is expected to provide on-site surface parking lots with up to 250 total spaces. This report analyzes and presents the transportation impacts that the 7300 Mill House Road Office Building 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 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 the east side 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 future driveway connection 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 10*. Assumptions related to development densities and land uses were made to produce the most conservative trip generation levels, based on preliminary information provided by the Applicant. Initially, the study analyzed 100,000 square feet of development yield. Updated information from Town staff indicates the potential for up to 110,000 square feet of development – so both levels are shown in **Table ES-1**. Capacity analyses completed for the study were done assuming 100,000 square feet of development.



Table ES-1. Weekday Trip Generation Summary

Land Use	Density	Daily			AM Peak Hour			Noon Peak Hour*			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
General Office	100k SF	531	531	1,062	103	17	120	45	42	87	18	96	114
	110k SF	582	582	1,164	112	18	130	50	46	96	20	105	125

* - No ITE Data Available, Assumed 75% of Averages of AM/PM Peak Hour Data

Background Traffic

Background traffic growth for the 2023 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 2023 analysis year. To account for specific background traffic generators and region-wide growth, an ambient area-wide traffic growth percentage of 1.5 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 Carolina Flex Park and Carraway Village developments were included as specific background traffic generators for the 2023 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 2023 background traffic volumes, no study area intersections are projected to experience deficient traffic operations in any peak hour in the 2023 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**.

Table ES-2. Peak Hour Capacity Analysis - LOS and Delay (Seconds/Vehicle) Summary

Intersections	Peak Hour	2018 Existing		2023 No-Build		2023 Build		2023 Mitigated	
		LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Mill House Road and Clyde Road / Town Public Works Driveway#	AM	A	9.0	B	10.4	B	10.5	N/A	N/A
	NOON	A	8.2	A	9.0	A	9.1	N/A	N/A
	PM	A	8.3	A	9.2	A	9.3	N/A	N/A
Mill House Road and Eubanks Road	AM	A	9.3	B	13.6	B	14.3	N/A	N/A
	NOON	A	7.3	A	9.4	A	9.9	N/A	N/A
	PM	A	8.0	A	14.1	C	20.9	N/A	N/A
Mill House Road and Site Driveway#	AM	N/A	N/A	N/A	N/A	C	17.0	N/A	N/A
	NOON	N/A	N/A	N/A	N/A	C	16.9	N/A	N/A
	PM	N/A	N/A	N/A	N/A	C	21.1	N/A	N/A

N/A – Not Applicable or No Improvements Necessary

- Worst-Case LOS/Delay for Unsignalized/Stop-Controlled Critical Movement

Access Analysis

Vehicular site access is to be accommodated by one proposed full movement access driveway connecting to Mill House Road that will serve the site parcel. Design details related to driveway throat



lengths are not shown on the concept plan. Driveway distances along Mill House Road from its intersection with the proposed Site Driveway are approximately 500 feet (to the potential Carolina Flex Park Site Driveway) and 1,200 feet (Eubanks Road) and are acceptable, based on recommendations of 100 foot minimum corner clearance as set forth in the 2003 *NCDOT Policy on Street and Driveway Access to North Carolina Highways* and the 200 foot minimum (intersection) spacing along local streets specified in the 2005 *Town of Chapel Hill Design Manual*. The proposed spacing between the street access connection and other local driveways is more than the recommended 50 foot spacing along local streets/100 feet along collector streets found in Table 4-A-1 in the Town Design Manual.

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 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 future pedestrian access connections from the site parcel to adjacent properties (Carolina Flex Park, Eubanks Park-and-Ride, and Carraway Village), as well as provision for a 10 foot multi-modal path along Mill House Road and internal to the site.

Signal Warrant Analysis

Based on projected 2023 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)*.

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 1,000 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 Road/Mill House Road 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 2023 Build Scenario. No unsignalized intersections are expected to have excessive peak hour queues or conditions that exceed existing turn lane storage. No additional lengthening of existing turn lanes at the Eubanks Road / Mill House Road signalized intersection is necessary, though maximum projected queue lengths may fully fill the southbound left-turn lane at this intersection.
Appropriateness of Acceleration/Deceleration Lanes	The site concept plan shows no specifics related to acceleration/deceleration lanes along Mill House Road. Based on capacity analysis results, no additional acceleration or deceleration lanes are required. 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 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. Proposed internal 10 foot wide paved paths connecting to



Analysis	Comment
Public Transportation Analysis	adjacent development parcels are indicated on the site concept plans. Public transportation service to the study area is adequate in that the nearby Eubanks Road Park-and-Ride is serviced by the high capacity CHT NS bus route. Provision for a pedestrian connection from this bus stop to the site parcel is shown on the site concept plans.

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 2018-2023.

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 2018 and 2023. North of the proposed site parcel, the planned Carolina Flex Park development traffic impact study contained a recommendation to construct a northbound right-turn deceleration lane on Mill House Road at its proposed site driveway. This improvement, if constructed when Flex Park development moves forward, will have no effects on other intersections in the 7300 Mill House Road Office Building project study area. 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 Mill House Road Office Building, other than preliminary provisions for potential future vehicular cross-access from the site parcel to adjoining properties and a potential future pedestrian/bicycle access connection to the Eubanks Road Park-and-Ride/Carraway Village area. These connections are shown in **Figure ES-3**.

Necessary Improvements



Based on traffic capacity analyses for the 2023 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**).

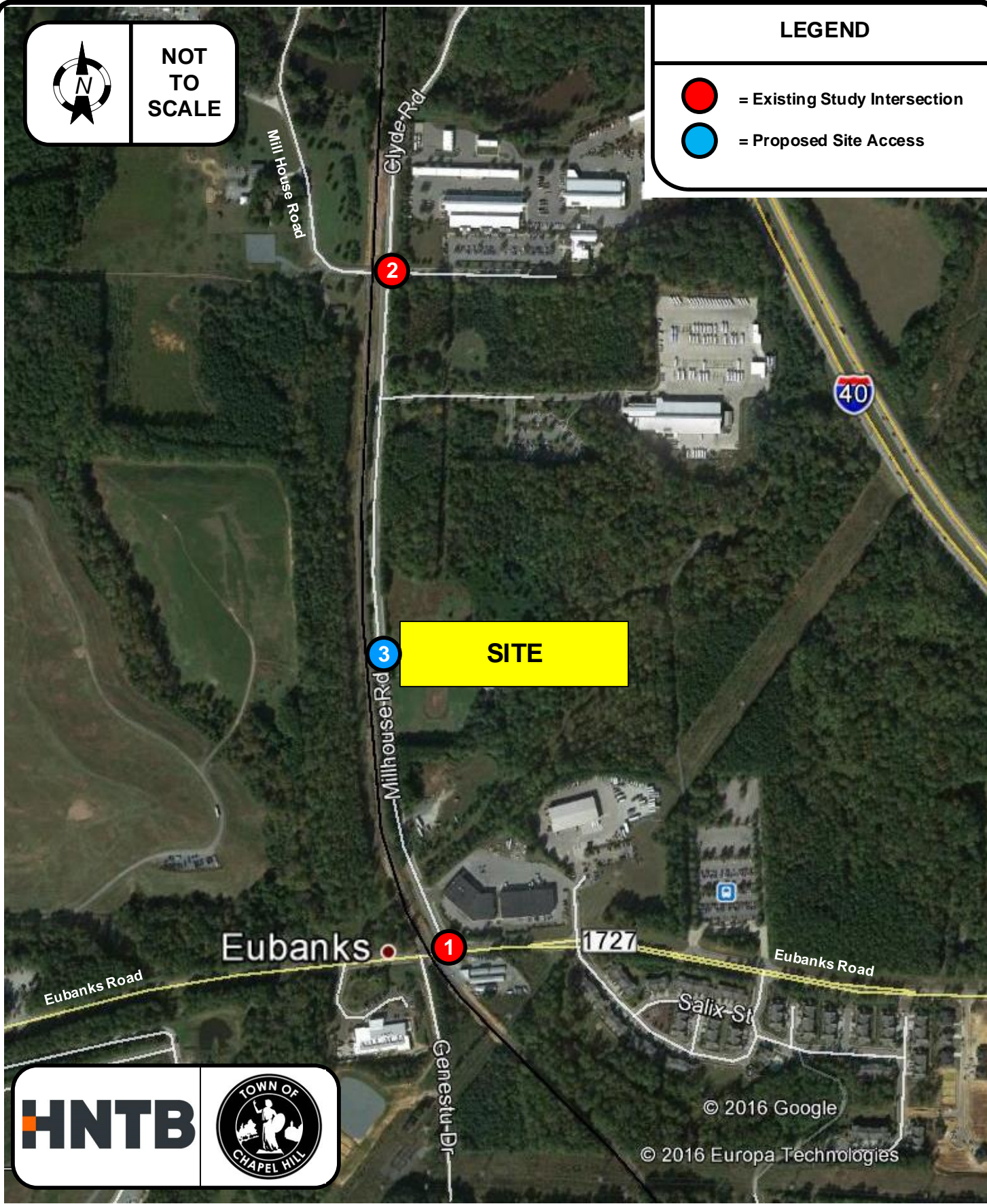
- 1) For the Site Driveway access connection to Mill House Road, provide a minimum of 100 feet of driveway throat length to any on-site surface parking lot areas and internal roadway circulation connections.

The Build Scenario traffic operations results and recommended improvements for this study were determined for an initial development yield of 100,000 square feet. Per information from Town of Chapel Hill staff, a potential yield for 110,000 square feet for the site is also being considered and was analyzed in the trip generation process for this report. Results indicate that the additional 10,000 square feet of space is expected to have marginal trip generation impacts, with approximately 100 additional daily and 10 additional AM and PM peak hour trips. These impacts are not expected to have any change on the recommendations presented in this report.

NOT TO SCALE

LEGEND

-  = Existing Study Intersection
-  = Proposed Site Access

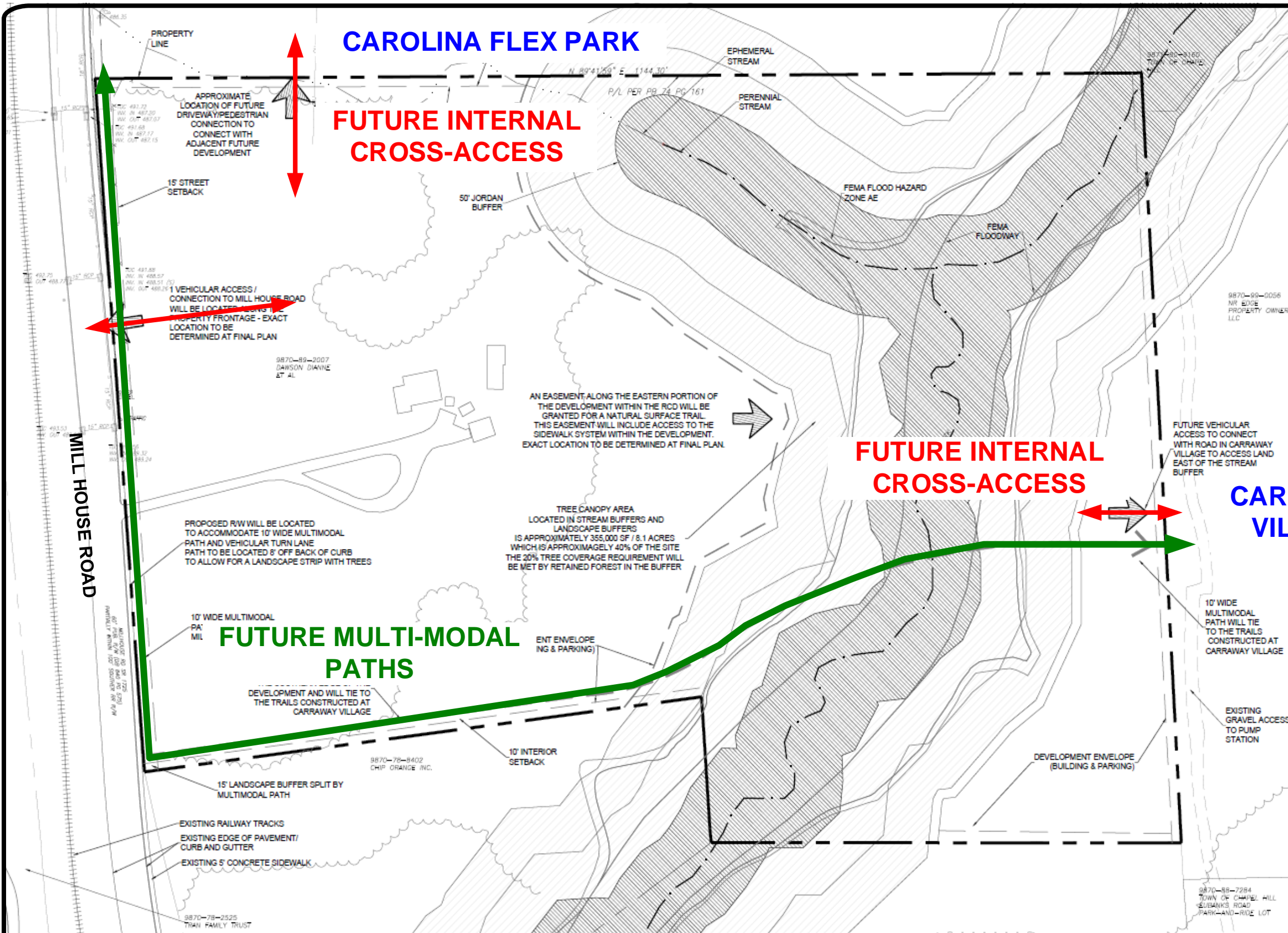


**7300 Mill House Road Office Building
Traffic Impact Study**

PROJECT STUDY AREA

DATE: June 2018

FIGURE ES-1



AND DISCUSSIONS WITH ADJOINING PROPERTY OWNERS. DRIVEWAY CONNECTION TO ADJOINING PROPERTIES WILL INCLUDE PEDESTRIAN CONNECTION.

- 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.

ENVIRONMENTAL

835,568 SF / 19.182 AC

INCLUDE:

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

PROPOSED FLOOR AREA: 100,000 SF APPROXIMATELY 1/3 EACH OF OFFICE, RESEARCH LAB, & LIGHT MANUFACTURING

MAXIMUM BUILDING HEIGHT: 90 FT.

REQUIRED PARKING: MINIMUM 217 SPACES, MAXIMUM 318 SPACES 33,333 SF OFFICE - MIN 95 SPACES, MAX 133 SPACES 33,333 SF RESEARCH - MIN 95 SPACES, MAX 148 SPACES 33,333 SF LIGHT MANUFACTURING - MIN 27 SPACES, MAX 37 SPACES

PROPOSED PARKING: APPROXIMATELY 250 SPACES PARKING ON SITE WILL FALL WITHIN THE RANGE STIPULATED BY THE LUMO FOR EACH USE TYPE THIS INFORMATION WILL BE INCLUDED AT ZCP PERMITTING STAGE.

INTERNAL DRIVEWAYS WILL BE PRIVATE

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

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

PROJECT DATA



2 DP-3

NORTH
1
REZONING PLAN
1"=60'



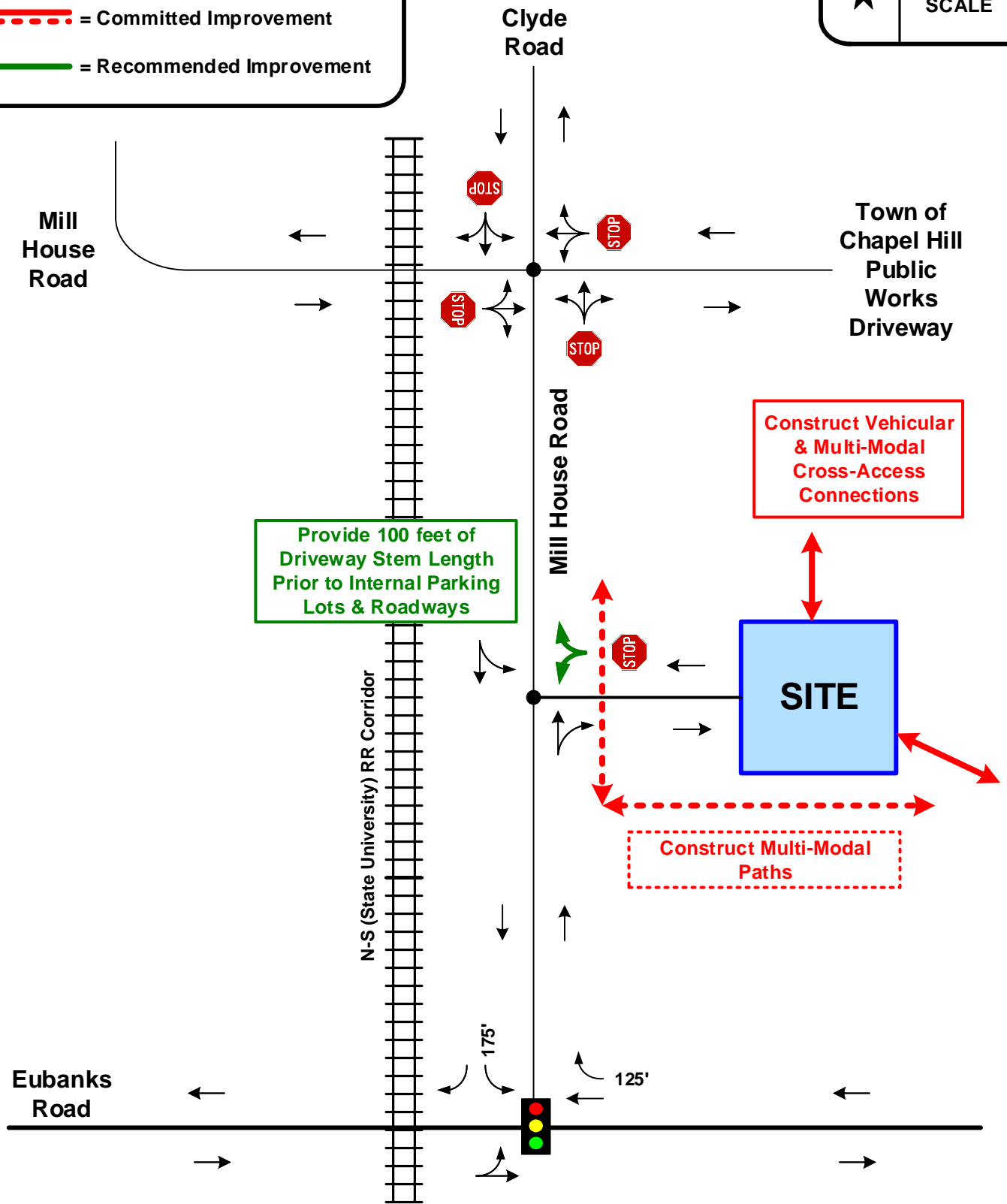
<p>NOT TO SCALE</p>	<p>LEGEND</p> <p> = PROPOSED SITE ACCESS</p>	<p>7300 Mill House Road Office Building Traffic Impact Study</p>	<p>DATE: June 2018</p>
		<p>SITE CONCEPT PLAN</p>	<p>FIGURE ES-2</p>

LEGEND

-  = Committed Improvement
-  = Recommended Improvement



NOT TO SCALE



**7300 Mill House Road Office Building
Traffic Impact Study**

DATE: June 2018

**COMMITTED AND RECOMMENDED
IMPROVEMENTS**

FIGURE ES-3

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

Parcels north of the site are already developed for Town and Public Transportation uses. The adjacent parcel directly north of the site has recently been rezoned to the LI-CZD zoning, but is currently vacant. The property to the southwest is vacant. The properties to the southwest are developed as a parcel delivery warehouse and also a UNC park and ride lot. The property to the east is currently under construction as a residential and commercial mixed use neighborhood. The impacts to adjoining properties will be: specific points of internal access for future connectivity, added development and traffic, addition to the greenway system. No direct vehicular connection is anticipated between the project parcel and the adjacent residential neighborhood.

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

PROJECT TRIUMPH CZD APPLICATION

7300 MILLHOUSE ROAD, CHAPEL HILL, NC 27517



SITE DATA

PIN 9870-89-2007
 ENVIRONMENTAL CONSTRAINTS JORDAN BUFFER RESOURCE CONSERVATION DISTRICT FEMA FLOODWAY AND FLOOD HAZARD ZONE AE
 LAND AREA 835,568 SF / 19.182 AC
 EXISTING ZONING: MU-R-1
 PROPOSED ZONING: LI-CZD

CONTACT INFORMATION

OWNER: DANNIE DAWSON ET AL
 CONTRACT PURCHASER / DEVELOPER: C/O PROJECT TRIUMPH, 4134 S ALSTON AVENUE, DURHAM NC 27701, 800-835-9007, CONTACT: TIMOTHY VICKERS, tv@slapstickholdings.com
 APPLICANT / LANDSCAPE ARCHITECT: COULTER JEWELL THAMES PA, 111 WEST MAIN STREET, DURHAM NC 27701, 919-682-0368, CONTACT: WENDI RAMSDEN, wramsd@cjtpa.com

- ### LIST OF SHEETS
- DP-1 COVER & AREA MAP
 - DP-2 EXISTING CONDITIONS PLAN
 - DP-3 REZONING PLAN



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 PROFESSIONAL LANDSCAPE ARCHITECTS LICENSE-104



Project: PROJECT TRIUMPH
 7300 MILL HOUSE ROAD
 CHAPEL HILL, NC 27517

PIN 9870-89-2007

Job Number: 1832
 Drawn: W.R. WJC
 Checked: W.R.
 Date: 4/27/2018
 Revisions: 5/21/2018 - REVISION RE: TOWN REVIEW COMMENTS

CZD APPLICATION NOT ISSUED FOR CONSTRUCTION

Sheet Title: COVER & AREA MAP

Sheet Number: DP-1



NORTH
 DP-1
 1"=200'
 AREA MAP



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Project
**PROJECT
TRIUMPH**

7300
MILL HOUSE ROAD
CHAPEL HILL, NC 27517

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TOWN REVIEW COMMENTS

CZD APPLICATION
NOT ISSUED
FOR CONSTRUCTION

Sheet Title

EXISTING
CONDITIONS MAP

Sheet Number

DP-2

PIN: 9870-89-2007
ENVIRONMENTAL CONSTRAINTS: JORDAN BUFFER, RESOURCE CONSERVATION DISTRICT, FEMA FLOODWAY AND FLOOD HAZARD ZONE AE
LAND AREA: 835,568 SF / 19.182 AC
EXISTING ZONING: MU-R-1

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 EXISTING SERVICES



The parcel is bisected by a perennial stream with floodplain and an RCD zone, 150' wide horizontally from the top of each stream bank. The buildable envelopes are approximately 9.7 acres between the stream and Millhouse Road, with a smaller 1.45 acre buildable area east of the stream barriers.

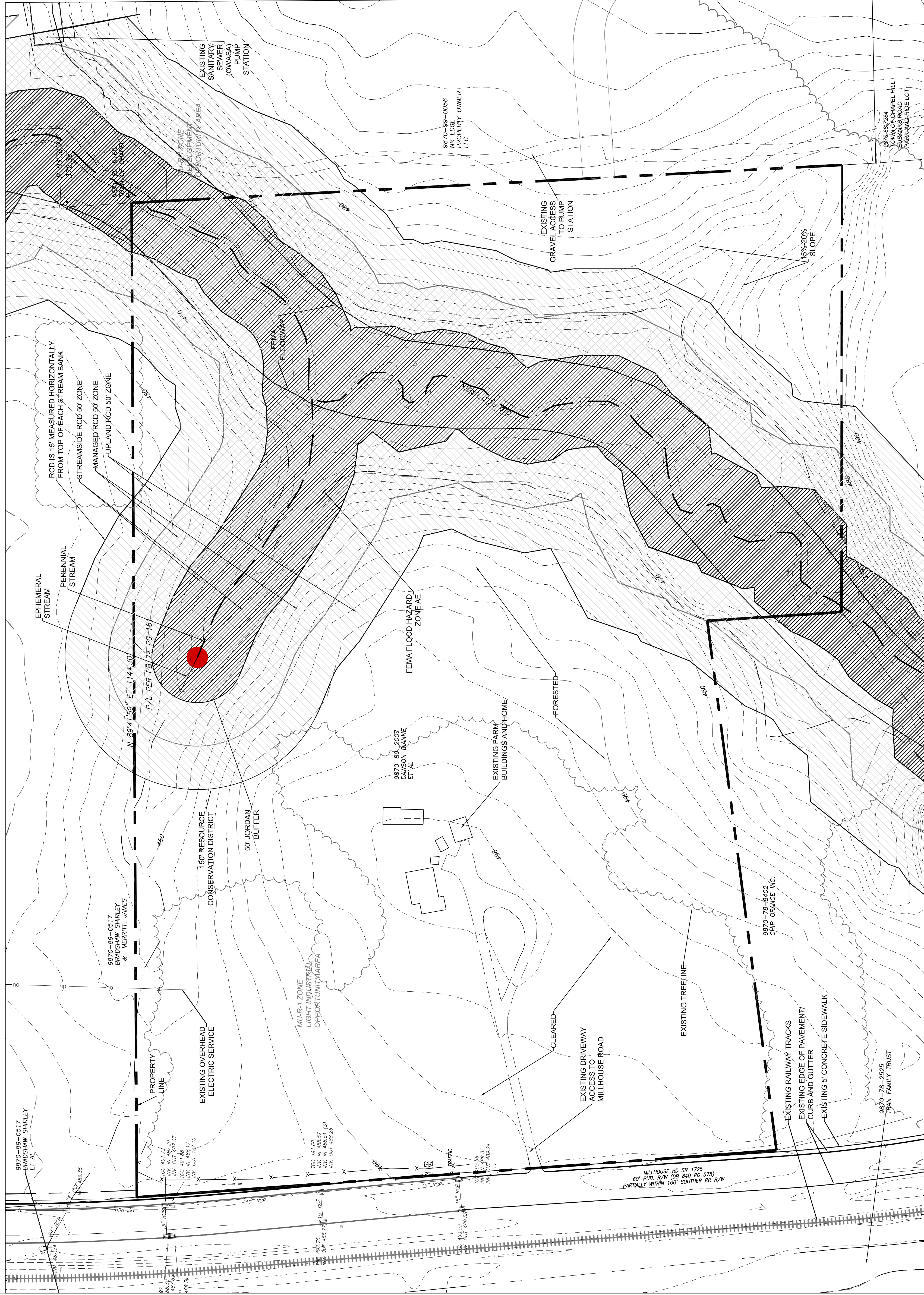
Slopes: The cleared area of the parcel has slopes of 2% - 10%. The land is highest at the southwest corner of the parcel, and falls toward the north and east.

Vegetation: The almost 10 acres fronting Millhouse Road have been cleared for pasture use. The stream buffer area and small buildable area east of the stream are vegetated with pine and hardwood forest.

4 SITE ANALYSIS



- LEGEND**
- PROPERTY LINE
 - BUILDING ENVELOPE
 - PERENNIAL STREAM
 - INTERMITTENT STREAM
 - BREAKPOINT BETWEEN PERENNIAL/INTERMITTENT STREAM
 - FEMA FLOODWAY OR FLOOD HAZARD AREA
 - RESOURCE CONSERVATION DISTRICT STREAMSIDE ZONE
 - RESOURCE CONSERVATION DISTRICT MANAGED ZONE
 - RESOURCE CONSERVATION DISTRICT UPLAND ZONE
 - 50' JORDAN BUFFER
 - 150' RESOURCE CONSERVATION DISTRICT
 - EXISTING OVERHEAD ELECTRIC SERVICE
 - EXISTING SANITARY SEWER (WASAS) PUMP STATION
 - EXISTING GRAVEL ACCESS TO PUMP STATION
 - EXISTING DRIVEWAY ACCESS TO MILLHOUSE ROAD
 - EXISTING TREELINE
 - EXISTING RAILWAY TRACKS
 - EXISTING EDGE OF PAVEMENT CURB AND GUTTER
 - EXISTING 5' CONCRETE SIDEWALK



BASE INFORMATION
TOPOGRAPHIC, PARCEL, AND SURROUNDING INFORMATION
FROM ORANGE COUNTY AND CHAPEL HILL GIS.

NORTH
1 EXISTING CONDITIONS PLAN
DP-2 1"=60'
0 30 60 120 180

LEGEND

- PROPERTY LINE
- BUILDING ENVELOPE
- PERENNIAL STREAM
- INTERMITTENT STREAM
- BREAKPOINT BETWEEN PERENNIAL/INTERMITTENT STREAM
- FEMA FLOODWAY OR FLOOD HAZARD AREA
- RESOURCE CONSERVATION DISTRICT STREAMSIDE ZONE
- RESOURCE CONSERVATION DISTRICT MANAGED ZONE
- RESOURCE CONSERVATION DISTRICT UPLAND ZONE

TRANSPORTATION COMMITMENTS

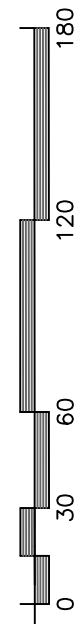
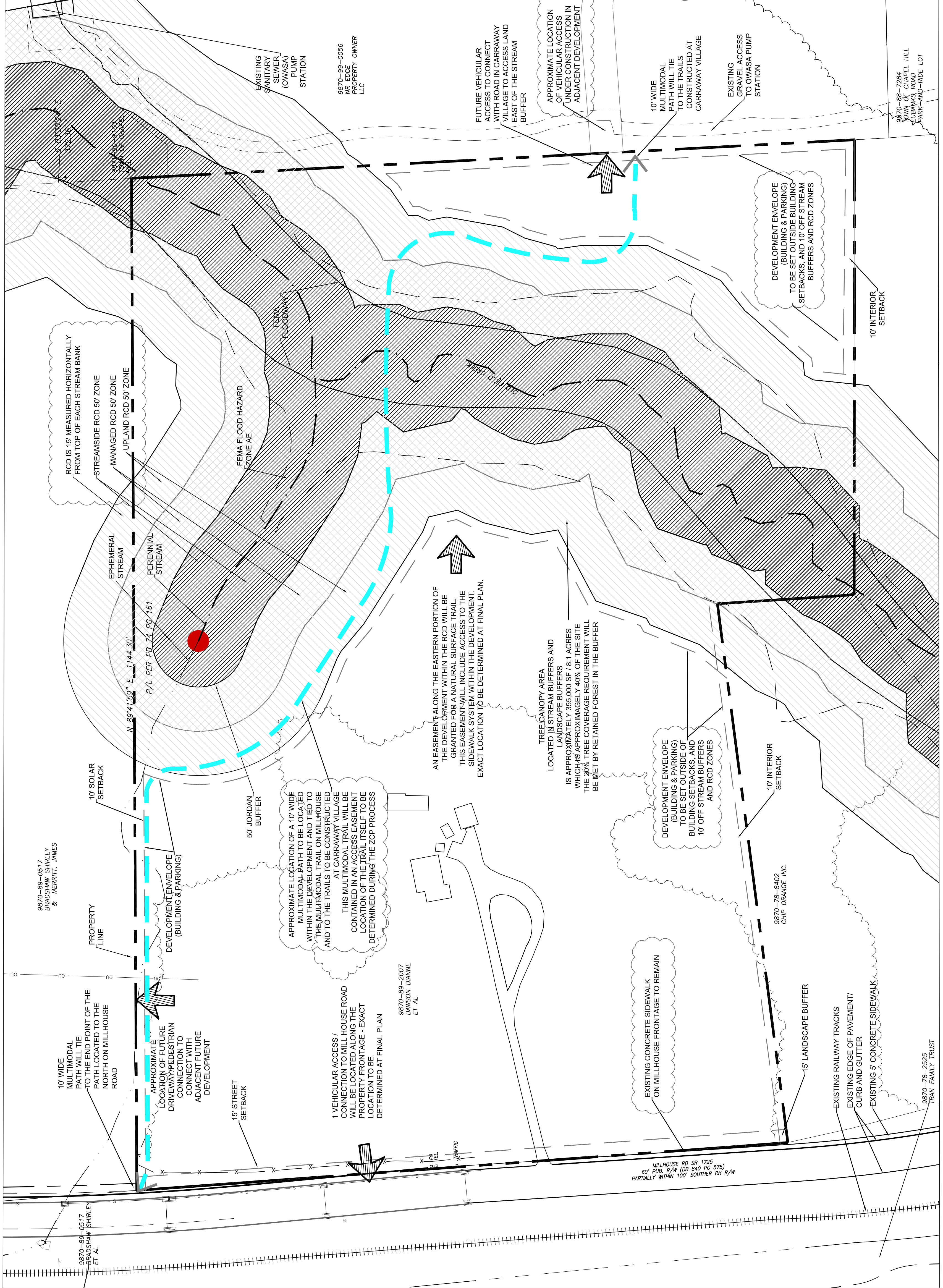
- PERMITTING AND ENCROACHMENT AGREEMENTS THROUGHOUT THE SITE SHALL BE OBTAINED PRIOR TO ANY PROPOSED OR STIPULATED WORK IN THE MILLHOUSE ROAD OR EUBANKS ROAD RIGHTS OF WAY. THIS INCLUDES BUT IS NOT LIMITED TO: DRIVEWAY PERMITS, UTILITY INSTALLATION IN THE RIGHT OF WAY, ROAD WIDENING, LANE IMPROVEMENTS, SIDEWALK OR TRAIL INSTALLATION, AND LANDSCAPING.
- APPROVED NCDOT 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.

DEVELOPMENT COMMITMENTS

- IF THE TOTAL BUILDING SIZE EXCEEDS 125,000 SF, A SECOND VEHICULAR ACCESS POINT WILL BE REQUIRED. THE SITE DRIVEWAY AT MILLHOUSE ROAD WILL HAVE A MINIMUM 100' LONG DRIVEWAY THROAT TO ANY ON-SITE SURFACE PARKING LOT AREAS AND INTERNAL ROAD CIRCULATION.
- APPROVED NCDOT DRIVEWAY PERMIT IS REQUIRED FOR ACCESS FROM MILLHOUSE ROAD TO PROPOSED ENCROACHMENT.
- AGREEMENT WITH OWASA IS REQUIRED FOR ANY PROPOSED WATER AND SEWER CONSTRUCTION AND/OR SERVICE TAPS IN THE MILLHOUSE R/W.
- APPROVED NCDOT THREE PARTY ENCROACHMENT AND/OR STIPULATED SIDEWALK OF MULTI-MODAL PATHS AND APPURTENANCES.

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 MILLHOUSE ROAD FRONTAGE. THIS WORK WILL REQUIRE PERMITTING FROM NCDOT. THE MULTIMODAL PATH WILL BE SET 5' 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 FELD 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 SUBMITTING THE ZONING COMPLIANCE PERMIT FOR SUBMITTAL AND TRANSPORTATION MANAGEMENT PLAN SHALL BE SUBMITTED AND APPROVED PRIOR TO APPROVAL OF A ZONING COMPLIANCE PERMIT FOR THIS PROJECT.
- FUTURE DRIVEWAY CONNECTION REQUIRED TO NORTH, FINAL LOCATION TO BE DETERMINED AS PART OF FINAL PLANS REVIEW AND DISCUSSIONS WITH ADJOINING PROPERTY OWNER. DRIVEWAY CONNECTION TO ADJACENT PROPERTIES WILL INCLUDE PEDESTRIAN CONNECTION.
- INTERNAL DRIVEWAYS WILL BE PRIVATE AND WILL HAVE SUFFICIENT CROSS-SECTIONAL 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.
- WALKWAYS WILL BE PROVIDED FOR CONTINUOUS INTERVAL CIRCULATION AND LINKS TO EACH INDICATED ACCESS POINT.
- USE GROUPS WILL BE DETERMINED FOR EACH USE WITHIN THE PROJECT. PROVISIONS TO SERVE THE PROJECT WILL BE REQUIRED FOR HAZARDOUS WASTE (OR ANY OTHER SPECIAL WASTES) GENERATED BY THE PROPOSED USE. WASTE WILL BE SHIPPED OFF-SITE FOR PROPER AND LEGAL DISPOSAL.
- FINAL PLANS FOR EACH BUILDING SHALL COMPLY WITH AND INCLUDE STANDARD NOTES RELATED TO ORANGE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO). AT THE TIME OF FINAL PLAN SUBMISSION FOR EACH BUILDING, A COMPLETED SOLID WASTE MANAGEMENT PLAN DOCUMENT MUST BE SUBMITTED TO ORANGE COUNTY SOLID WASTE FOR REVIEW AND APPROVAL.
- ANY EXISTING STRUCTURES ON SITE THAT ARE TO BE REMOVED / ENCLOSED SHALL BE ASSESSED BY ORANGE COUNTY SOLID WASTE FOR THE REASONABLE REPAIR OR RECYCLING OF A DEMOLITION SALVAGEABLE MATERIALS PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT BY THE TOWN OF CHAPEL HILL, IN ACCORDANCE WITH THE RRMO.



Sheet Title

REZONING PLAN

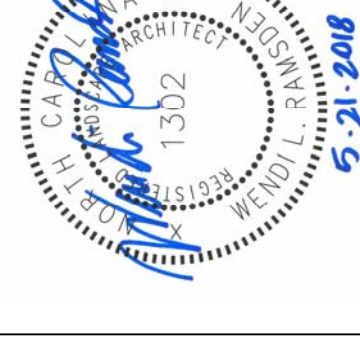
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