



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information ([planning@townofchapelhill.org](mailto:planning@townofchapelhill.org))

1. Would this project demonstrate compliance with the Comprehensive Plan?
  - a. Compliance with:
    - Small Area Plan
    - Overlay Zone / NCD
    - Study Area:
    - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
  - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
  - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
  - Is the project for ownership or rental?
7. 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)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. How is the application compatible with the surrounding neighborhood and/or district?
10. Has the applicant discussed the project with adjacent neighbors?



# CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9798-04-72-8235, 9798-04-72-7580, 9798-04-72-9483, 9798-04-72-9596,  
9798-04-82-2404, 9798-04-82-2505, 9798-04-82-3481, 9798-04-82-1515, Date: 4/26/2022  
9798-04-72-9722, 9798-04-82-2732, 9798-04-82-4628

## Section A: Project Information

Project Name: Barbee Chapel Apartments  
Property Address: 5101 Barbee Chapel Rd Zip Code: 27517  
Use Groups (A, B, and/or C): A Existing Zoning District: R-2  
Project Description: Multifamily community

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

### Applicant Information (to whom correspondence will be mailed)

Name: McAdams  
Address: One Glenwood Ave, Suite 201  
City: Raleigh State: NC Zip Code: 27603  
Phone: 919-361-5000 Email: hardesty@mcadamsco.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: *Jessie Hardesty* Date: 4/25/2022

### Owner/Contract Purchaser Information:

Owner  Contract Purchaser

Name: Toll Brothers Apartment Living  
Address: 900 Perimeter Park Dr  
City: Morrisville State: NC Zip Code: 27560  
Phone: 202-577-6491 Email: mskena@tollbrothers.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: *MSK* Date: 4/25/2022



## Concept Plan Project Fact Sheet

Site Description	
<b>Project Name</b>	Barbee Chapel Apartments
<b>Address</b>	5101 Barbee Chapel Rd
<b>Property Description</b>	South of Hwy-54 and Stancell Dr; East of Barbee Chapel Rd
<b>Existing Land Use</b>	Single family
<b>Proposed Land Use</b>	Multi-family
<b>Orange County Parcel Identifier Numbers</b>	9798-04-72-8235, 9798-04-72-7580, 9798-04-72-9483, 9798-04-72-9596, 9798-04-82-2404, 9798-04-82-2505, 9798-04-82-3481, 9798-04-82-1515, 9798-04-72-9722, 9798-04-82-2732, 9798-04-82-4628
<b>Existing Zoning</b>	R-2
<b>Proposed Zoning</b>	R-6-CZ
<b>Application Process</b>	Concept Plan, CZP, ZCP
<b>Comprehensive Plan Elements</b>	See Compliance Statements
<b>Overlay Districts</b>	No Overlays

Topic	Requirement	Proposal	Status
<b>Use/Density</b> ( <a href="#">Sec. 3.7</a> )	15 du/ac	31-34 du/ac (325-355 units)	
<b>Dimensional Standards</b> ( <a href="#">Sec. 3.8</a> )	Street setbacks: 20' Interior lot setbacks: 6' Solar setback: 8'	Street setbacks: 20' Interior lot setbacks: 6' Solar setback: 8'	
<b>Floor area</b> ( <a href="#">Sec. 3.8</a> )	.303	+/- .830	
<b>Modifications to Regulations</b> ( <a href="#">Sec. 4.5.6</a> )		Density, floor area, impervious surface	
<b>Adequate Public Schools</b> ( <a href="#">Sec. 5.16</a> )	LUMO	N/A	
<b>Inclusionary Zoning</b> ( <a href="#">Sec. 3.10</a> )	15% required for for-sale products None required for rental products	See affordable housing proposal	
<b>Landscape</b>			
<b>Buffer – North</b> ( <a href="#">Sec. 5.6.2</a> )	Adjacent to NC: 20' Type C	20' Type C	
<b>Buffer – East</b> ( <a href="#">Sec. 5.6.2</a> )	Adjacent to future Hillmont development: 10' Type B	10' Type B	
<b>Buffer – South</b> ( <a href="#">Sec. 5.6.2</a> )			
<b>Buffer - West</b> ( <a href="#">Sec. 5.6.2</a> )	Barbee Chapel Rd: 20' Type C	20' Type C	



<b>Tree Canopy</b> ( <a href="#">Sec. 5.7</a> )	30%	TBD	
<b>Landscape Standards</b> ( <a href="#">Sec. 5.9.6</a> )	LUMO	Meet code requirements	
<b>Environment</b>			
<b>Resource Conservation District</b> ( <a href="#">Sec. 3.6</a> )	LUMO	Small portion of RCD in northeast corner of site	
<b>Erosion Control</b> ( <a href="#">Sec. 5.3.1</a> )	LUMO	Meet code requirements	
<b>Steep Slopes</b> ( <a href="#">Sec. 5.3.2</a> )	LUMO	See Existing Conditions Sheet	
<b>Stormwater Management</b> ( <a href="#">Sec. 5.4</a> )	LUMO	Underground Stormwater Control	
<b>Land Disturbance</b>	LUMO	10.7 acres	
<b>Impervious Surface</b> ( <a href="#">Sec. 3.8</a> )	50%	75%	
<b>Solid Waste &amp; Recycling</b>	Solid waste management plan	plans provided at later date; meet code requirements	
<b>Jordan Riparian Buffer</b> ( <a href="#">Sec. 5.18</a> )	LUMO	LUMO/ small portion of buffer in northeast corner	
<b>Access and Circulation</b>			
<b>Road Improvements</b> ( <a href="#">Sec. 5.8</a> )	TBD	TBD	
<b>Vehicular Access</b> ( <a href="#">Sec. 5.8</a> )	LUMO/Design Manual	Access from Barbee Chapel Rd	
<b>Bicycle Improvements</b> ( <a href="#">Sec. 5.8</a> )	TBD	TBD	
<b>Pedestrian Improvements</b> ( <a href="#">Sec. 5.8</a> )	TBD	TBD	
<b>Traffic Impact Analysis</b> ( <a href="#">Sec. 5.9</a> )	Required by LUMO	To be conducted with CZP	
<b>Vehicular Parking</b> ( <a href="#">Sec. 5.9</a> )	LUMO	1.4 - 1.5 spaces per du	
<b>Transit</b> ( <a href="#">Sec. 5.8</a> )	Nearest transit is on Friday Center Dr	N/A	
<b>Bicycle Parking</b> ( <a href="#">Sec. 5.9</a> )	1 per 4 du	83 spaces	
<b>Parking Lot Standards</b> ( <a href="#">Sec. 5.9</a> )	LUMO/Design Manual	Meet code requirements	
<b>Technical</b>			



<b>Fire</b>	LUMO/Design Manual	Meet code requirements	
<b>Site Improvements</b>	LUMO	LUMO	
<b>Schools Adequate Public Facilities</b> ( <a href="#">Sec. 5.16</a> )	TBD	TBD	
<b>Recreation Area</b> ( <a href="#">Sec. 5.5</a> )	.05	.05	
<b>Lighting Plan</b> ( <a href="#">Sec. 5.11</a> )	LUMO	To be developed with CZP	
<b>Homeowners Association</b> ( <a href="#">Sec. 4.6</a> )	LUMO	TBD	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	<b>M</b>	Modification necessary
NA	Not Applicable	UNK	Not known at this time



## Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org).

x	<b>Application fee</b> ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	\$380.00
n/a	<b>Pre-application meeting</b> – with appropriate staff		
x	<b>Digital Files</b> - provide digital files of all plans and documents		
x	<b>Concept Project Fact Sheet</b>		
x	<b>Statement of Compliance with Design Guidelines</b> (1 copies)		
x	<b>Statement of Compliance with Comprehensive Plan</b> (1 copies)		
x	<b>Affordable Housing Proposal, if applicable</b> (Rezoning Policy or Inclusionary Ordinance)		
x	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
x	<b>Mailing fee for above mailing list</b>	Amount Paid \$	\$343.00
x	<b>Developer’s Program</b> – brief written statement explaining how the existing conditions impact the site design.		
	<b>Including but not limited to:</b>		
	<ul style="list-style-type: none"> <li>• Natural features of site</li> <li>• Access, circulation, and mitigation of traffic impacts</li> <li>• Arrangement and orientation of buildings</li> <li>• Natural vegetation and landscaping</li> <li>• Impact on neighboring properties</li> <li>• Erosion, sedimentation, and stormwater</li> </ul>		
	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> - necessary for all submittals		
n/a	<b>Reduced Site Plan Set (reduced to 8.5"x11")</b>		

## Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



## Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

## Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

## Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location